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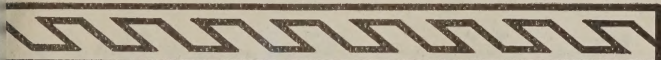
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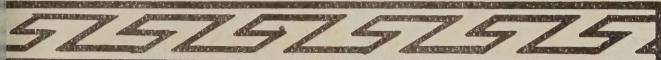
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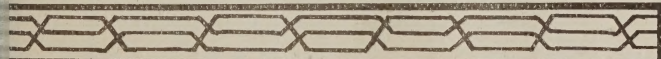
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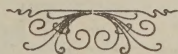
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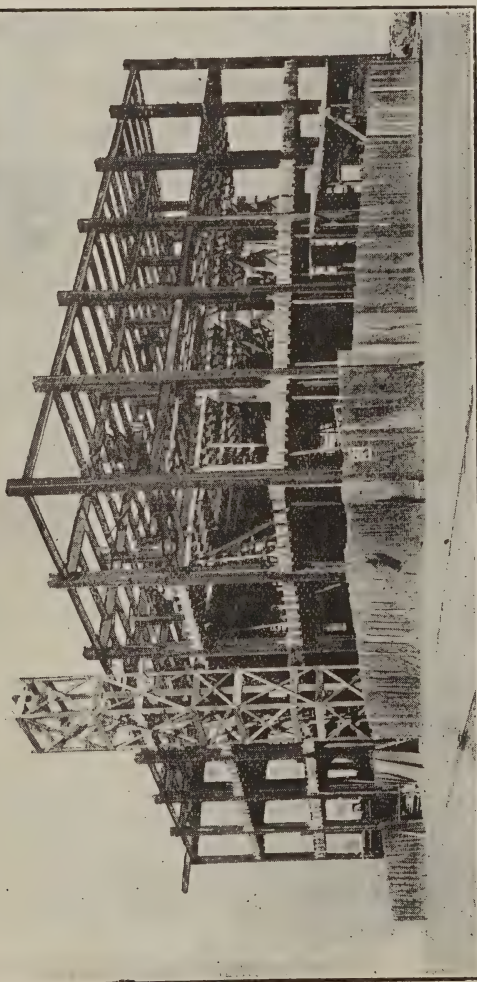
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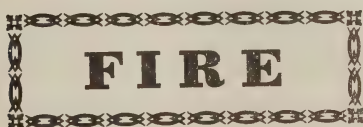
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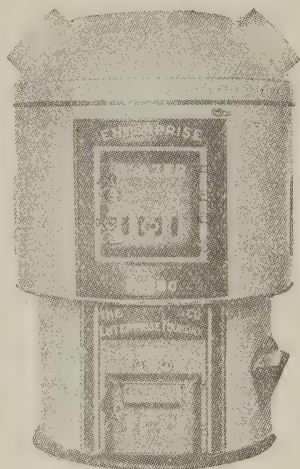
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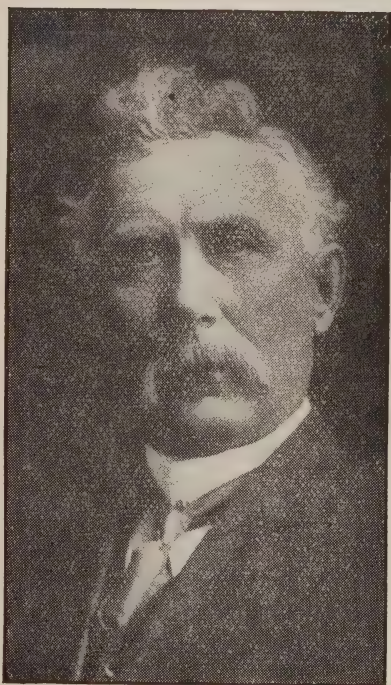
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OFFICIAL
Building Inspector's Handbook
OF THE
CITY OF VANCOUVER, B.C.
CONTAINING
REVISED BUILDING BY-LAWS
1912



S. N. JARRETT, Building Inspector

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BUILDING BY-LAWS

OF THE

CITY OF VANCOUVER, B.C.

1912

BY-LAW NO. 619

A By-Law for regulating the erection, and to provide for the safety of buildings.

The Council of the Corporation of the City of Vancouver enacts as follows:

INSPECTOR OF BUILDINGS

Section 1. The Building Inspector shall be the Inspector of Buildings, whose duty it shall be to see that the provisions of this By-Law are carried out.

PERMIT

Section 2. The erection or alteration of any building, or part of any building or any platform, staging or flooring to be used for standing or sitting purposes, must not be commenced in the City of Vancouver until a permit for such erection or alteration shall first be obtained from the Building Inspector by the owner or his agent, and no such owner or agent shall proceed with the erection or alteration of any building, or part of any building, or of any platform, staging or flooring until such permit has been obtained.

Section 3. The application for such permit shall be in writing, on a blank form to be obtained at the office of the Building Inspector, upon which blank or form the applicant shall give clearly and fully the information asked for and required by this By-Law, and shall also give the correct estimated value of the work proposed to be carried out, and for which a permit to proceed with is asked for, which information is to be verified by the statutory declaration of the applicant when required by the Building Inspector. The said blank application shall be on the form in Schedule "A" hereto set forth, or to the like effect.

Section 4. When the application for a permit to proceed with the alteration or erection of any building, or part of any building, or any platform, staging or flooring, is made, drawings and specifications sufficient to enable the Building Inspector to obtain full and complete information as to the extent and character of the work to be done shall be submitted with such application, and if trusses or girders are to be in the building, strain and section sheets of such shall also be furnished, and all such drawings and specifications shall be filed with the Building Inspector, and shall remain on file in his office.

If the matters mentioned in any application for a permit, or in the drawings or specifications submitted with such application, indicate to the said Building Inspector that the work to be done is not in all respects in accordance with the provisions of this By-Law, he shall not certify to the same, and such certificate shall not be given until such application, drawings and specifications shall have been made to conform in every respect with the requirements of this By-Law.

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When such application, drawings and specifications conform to this By-Law the said Building Inspector shall certify and approve of the same, and the permit therefor shall be issued by him. It shall be unlawful to erase, alter or modify any lines, figures or colors or any drawings or specifications so certified by the said Building Inspector, or which has been filed for reference, except as hereinafter provided. If during the progress of the work it is desired in any essential manner to alter or deviate from the terms of the application, drawings or specifications, notice of such intention to alter or deviate shall be given in writing to the Building Inspector, and his written assent shall first be obtained before such alteration or deviation may be made, and if it be necessary to the performance by the Building Inspector of his duties under this By-Law new plans and specifications shall be submitted for approval. Alterations and deviations which do not involve any change in the structural parts or conflict with any of the requirements of this By-Law may be made without the permission of the said Building Inspector. All plans and drawings shall be drawn to a scale of not less than one-eighth ($\frac{1}{8}$) of an inch to the foot, on paper or tracing linen, or shown by some process that will not fade or obliterate, and all distances and dimensions must be accurately figured and drawings made explicit and complete. The weight per square foot of floor space which each floor is intended to sustain must also be figured on each floor and roof plan, and if a floor is to be unequally loaded the different weights for each particular section must be plainly indicated on the drawings.

Section 5. Every permit shall expire, if active work is not commenced within a period of six months from the date of its issue and shall be in the form of Schedule "B" hereto set forth, or to the like effect.

Section 6. Every permit shall be subject to revocation should the Building Inspector or any of his inspectors ascertain that the work being carried on under such permit is being done in a manner which does not reasonably comply in every respect with the requirements of this By-Law. The revocation of a permit shall be in writing, and shall be served on the owner or his agent, or, in the absence of both from the City of Vancouver, on anyone in charge of the work, and after such revocation of permit and service thereof as aforesaid all parties doing work in or about said structure or premises shall render themselves liable to the penalties of this By-Law.

Section 7. The owner who desires to erect, repair or alter any building, or his agent, shall, before the permit to proceed with the work is handed over to him, furnish the Building Inspector a certificate showing the quantity of concrete, brick work, stone work, plastering and lime which he estimates will be in the said building, so as to enable the Water Works Department to collect the proper charges for the water to be used in such building.

MOVING BUILDINGS

Section 8. No permit shall be granted to move any wooden building situate within the fire limits defined by this By-Law, and no permit shall be granted to move any building which has been damaged to a greater extent than 50 per cent of its original value by wear and tear, the action of the elements, fire or otherwise.

Any person desiring to move a building must first obtain a permit to do so from the Building Inspector, and if the building is to be taken from one locality to another, or to temporarily encroach upon or occupy a portion of any street, avenue or lane, a permit to so encroach upon or occupy such highway must first be obtained from the City Engineer, and any person acting contrary to this regulation will render himself liable to the penalties of this By-Law.

STREET PERMIT

Section 9. The permit to occupy streets or sidewalks for the purpose of building must be obtained from the Building Inspector, and such permit is only intended for use in connection with actual erection, repair or alteration of build-

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ings, and shall not extend beyond 20 feet from the building line, nor within 10 feet of any tramcar track, and must terminate with the completion of such operation. It shall be unlawful to occupy a sidewalk or street under authority of such permit for the storage of articles not intended for immediate use in connection with the operations for which such permit was issued.

Section 10. If the written consent and a waiver of claims for damages against the City of Vancouver of the owners or occupiers of properties abutting upon the site of any proposed building is obtained and filed with the Building Inspector the permission to occupy the roadway and the sidewalk may be extended beyond the limits of such building upon the same terms and conditions as those fixed for the occupation of the sidewalk and street in front of the building itself.

INSPECTION OF BUILDINGS

Section 11. The Building Inspector and his assistants shall have the right to visit, enter and inspect from time to time and at reasonable hours, each building which may be in the course of erection, alteration or enlargement in the City of Vancouver, or any building which has been reported to him to be, or which he has reason to believe is, or which is in a dangerous or defective condition in regard to its construction or through damage by fire or accident.

Section 12. Whenever in the opinion of the Building Inspector any building, or part of any building, from any cause or defect, is in a dangerous condition, or when he shall deem any building unsafe for the purpose for which it is being used, or in danger of being set on fire from any defect in its construction, or when doors or stairways in any public hall, church, theatre, warehouse, factory, hotel, tenement, lodging house or other building where people congregate, are unsafe for the escape of people in case of fire, panic or accident, said Inspector shall notify the owner or his agent in writing, specifying wherein such danger exists and wherein such building is unsafe or defective, or such doors or stairways unsafe. If the owner or agent neglects to proceed at once to put such building in a safe condition the said Inspector shall thereupon report to the Council such neglect after notice as aforesaid.

DEFINITION OF TERMS

Section 13. The following terms in this By-Law shall have the meaning assigned to them respectively:

1. **Building Line.** The line of demarcation between public and private space.

2. **Areas Outside of Building Line.** Sub-surface excavations adjacent to building line for lighting or ventilation of cellars or basements or to provide cellar or basement space

3. **Cellar.** The lower storey of any building of which one-half or more of the height from the floor to the ceiling is below the highest level of the adjoining street, sidewalk or ground at the completion of the building.

4. **Basement Storey.** One whose floor is more than twelve inches but less than one-half of the height from floor to ceiling of the storey below the highest level of the adjoining street, sidewalk or ground at the completion of the building.

5. **Ground Floor.** The storey of the floor of which is first above the cellar or basement storey.

6. **First Floor.** The storey the floor of which is the first above the ground floor. Other storeys to be numbered in regular succession counting upward.

7. **Footing Course.** Projecting course or courses of concrete, stone or brickwork under base of foundation, cellar, basement or other walls.

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8. **Foundation Basement or Cellar Walls.** That part of the walls which are below the joists forming the ground floor of a building.

9. **Height of Storeys.** The perpendicular distance from the top of beams or joists in one story to the corresponding point in the next storey.

10. **Height of Buildings.** The perpendicular distance measured from the sidewalk or curb level at the center of the front of the building to the under side of the ceiling joist of the highest ceiling of the buildings having flat or mansard roofs, or, in the case of buildings having pitched roofs, to point situate half way between the roof plate and the top of the highest ridge of such pitched roof.

When the walls of a structure do not adjoin a street, avenue or lane, then the average level of the finished ground adjoining the walls may be taken as the height of the structure instead of the street, sidewalk or curb level.

11. **Mansard Roof.** A portion of roof which also serves as the external wall of the upper storey of a building, the rafters having a slope or batter of not less than one inch and a half horizontal to one foot of vertical height, and not more than six inches to the foot of vertical height.

12. **Bearing Walls.** Those on which joists, beams, trusses or girders rest.

13. **Party Wall.** A well used or built to be used as a separation of two or more buildings, or a wall built upon the dividing line between adjoining premises for their common use.

14. **External Wall.** Every outer or vertical enclosure other than a party wall.

15. **Apron Wall.** The portion of an enclosing wall between the door and window sills of a storey, and the door and window heads of lintels of the next storey below.

16. **Partition Wall.** Any interior wall in a building.

17. **Curtain Wall.** Enclosing wall of an iron or steel skeleton frame, or the non-bearing portion of an enclosing wall between piers.

18. **Thickness of Wall.** The minimum thickness of such wall. When walls nine, thirteen, seventeen or twenty-one inches thick are called for it is to be understood to mean that the walls are to be one brick, one and one-half bricks, two bricks, two and one-half bricks, respectively, in thickness, and that heavier walls are to be figured for thickness in the same proportions.

19. **Pressed Brick.** Brick manufactured by high pressure in separate moulds, and burned to the highest point of consolidation without vitrification.

20. **Common Hard Brick.** Brick burned almost to the point of vitrification, and giving out a clear, ringing sound when struck with metal.

21. **Soft Brick.** Brick which are light colored, sometimes called "Salmon Brick," of a soft, crumbling nature and low crushing resistance, and which will not ring when struck with metal.

22. **Pushed Place Brick.** Brick which are laid in a bed of mortar and pushed or shoved into place in such a manner that all open space between the brick and the adjoining bricks at side and bottom are completely filled with mortar.

23. **Lime Mortar.** Mortar which is made with not more than three parts of sand to one of lime. All lime used for mortar should be of good quality, thoroughly burned and properly slacked before it is mixed with the sand.

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24. **Cement Mortar.** Cement mortar is made with cement and sand in proportion of one part of cement to not more than three parts of sand, the ingredients to be measured and mixed thoroughly before the water is added, and the mortar to be used immediately after being mixed.

25. **Cement and Lime Mortar.** Cement and lime mortar made with one part of lime, one part of cement and not more than three parts of sand.

26. **Cements.** Portland cement is to be understood to mean such cement as will, when tested, neat, after setting one day in air, be capable of sustaining without rupture a tensile strain of at least 150 pounds per square inch, and after one day in air and six days in water be capable of sustaining without rupture a tensile strain of at least 400 pounds per square inch. Cement other than Portland is to be understood to mean such cement as will, when tested, after setting one day in air, be capable of sustaining without rupture a tensile strain of at least 100 pounds per square inch, and after one day in air and six days in water be capable of sustaining without rupture a tensile strain of 200 pounds per square inch.

27. **Alterations.** Any change or addition, except ordinary repairs in, to or upon any building affecting an external, party, bearing or partition wall, or to a roof, a chimney or stairway.

28. **Repairs.** Repairs shall mean the construction or renewal of any existing part of a building, or its fixtures or apparatus, by which its fire risk, strength or sanitation is not affected.

29. **Owner.** Any person, firm or corporation, or agent for the same, controlling property in the City of Vancouver.

30. **Theatre.** A building having a stage with fixed and movable scenery, fireproof curtain and machinery to be used for dramatic, operatic or other similar purposes.

31. **Public Building.** Every theatre, opera house, hall, college, asylum, church, hotel, school or other building in which an assemblage of people is liable to take place.

32. **Apartment or Tenement House.** A building which, or any portion of which, is or is intended to be occupied as a dwelling by more than two families living independent of one another, and doing their cooking on the premises.

33. **Dwelling.** A building, either detached or in a block, used solely as a residence and occupied by not more than two families.

34. **Lodging House.** A building in which persons are accommodated with sleeping apartments, including hotels and apartment houses, where cooking is not done in the several apartments.

35. **Warehouse.** A building used for the storage of goods, wares or merchandise.

36. **Factory Building.** A building in which any manufacturing process is carried on.

37. **Frame Construction.** A building of which the external and party or partition walls are constructed of wood, and although the sides and ends are lathed, plastered and rough-casted or finished in stucco, such structure is to be considered a frame building. Such buildings shall not exceed 37 feet in height, and shall not be over three storeys in height, not including the basements of such buildings.

38. **Veneer Building.** A frame structure, the walls of which are covered above the foundation walls with brickwork not less than four inches in thickness, or with stonework not less than six inches thick, which in either case is properly secured to the woodwork. Such buildings shall not exceed 37 feet in height, and shall not be over three storeys in height, not including the basement of such buildings.

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39. Ordinary Construction. The term "Ordinary Construction" in this By-Law is to be understood to mean a building with wood joists and wood or iron posts, columns and beams which are not protected with fire-resisting coverings, but having the external and party walls constructed with brick, stone or some other incombustible material, the roofs of such building being covered with tin, iron, copper, slate, tile, felt and gravel, or other material of an incombustible nature. Such buildings shall not exceed 65 feet in height, and shall not be over five storeys in height, not including the basements of such buildings.

40. Pier Construction. The term "Pier Construction" in this By-Law is to be understood to mean a mode of construction adopted in order to get a larger amount of opening in a wall than ordinary wall construction will allow, the weight of the brickwork or masonry spandril in each bay, and all weights supported by them, also the weight of all other constructional parts, as well as the super-imposed loads on the roof and floors, is carried direct on beams or girders to main piers, which must necessarily be of greater transverse thickness than an ordinary bearing wall. Such buildings shall not exceed 65 feet in height, and shall not be over five storeys in height, not including the basements of such buildings.

41. Mill Construction. The term "Mill Construction" is to be understood to mean a building in which all the wooden girders and joists supporting floors and roof have a sectional area of not less than sixty square inches, and above the joists of which there is laid a solid timber floor of not less than two and three-quarter inches in thickness, but having the external and party walls the same as ordinary construction.

Wooden posts used in buildings of this class shall not be of smaller sectional area than one hundred square inches, except the posts in top storey, which shall not be of a smaller sectional area than sixty-four square inches. Such buildings shall not exceed 75 feet in height, and shall not be over six storeys in height, not including the basements of such buildings.

Elevator enclosures and other partitions dividing suites or storeys in buildings of this class must either be made of entirely incombustible material or with not less than two and three-quarter inch splined wood forming partition, and the use of wood furring or wood lath will not be permitted, except laid on two-ply asbestos paper not less than 10 pounds per 1 M. sq. feet. The roof or mill-constructed buildings to be covered with incombustible material and be made similar in all respects to the roof specified for ordinary construction.

42. Slow-Burning Construction. The term "Slow Burning Construction" shall apply to all buildings in which mill construction is used, and in which the structural members which carry the loads and strains which come upon the floors and roof thereof are entirely enveloped in incombustible material. This class of buildings shall also have double doors and roof, with a layer of lime mortar, or its equivalent, one and a half inches thick between the upper and lower thickness of floors and roof, or two thicknesses of asbestos paper weighing not less than 10 pounds per each 100 square feet may be used. The under side of all floors shall be protected against fire in the same manner as the wooden structural members.

All iron and steel structural members shall be protected with fireproof coverings, such as the hereafter specified under that head, but a single covering of plaster on metal lath and metal furring shall be considered sufficient protection for all wooden posts, girders, beams, joists and the under side of heavy floors and roof forming the ceiling. Where fire posts of greater sectional area than one hundred square inches are used they need not have special fireproof covering.

All partitions and all elevator enclosures in buildings of this type shall be made of entirely incombustible material, or of dressed and matched plank of at least two and three-quarter inches thick; the use of wood furring or of stud partitions

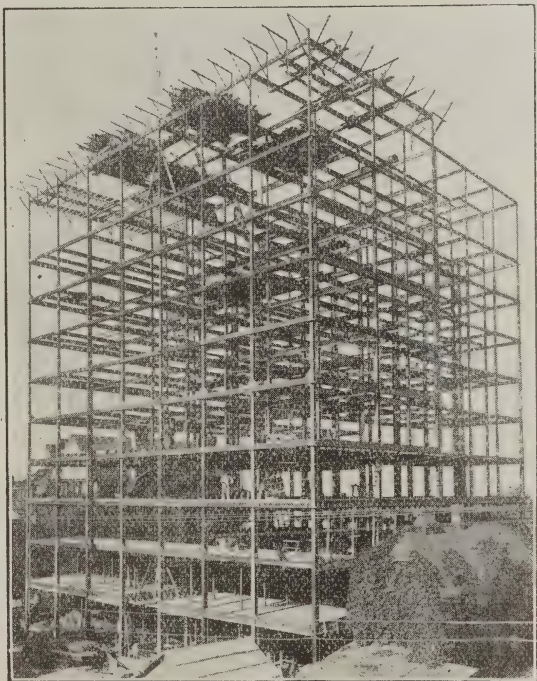
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shall not be allowed in buildings of this class. Such buildings shall not exceed 97 feet in height, and shall not be over eight storeys in height, not including the basements of such buildings.

43. Fireproof Construction. The term "Fireproof Construction" shall apply to all buildings in which all parts that carry weights or resists strains are constructed wholly of stone, burnt clay, iron, steel or concrete, and in which the roof and all stairs and also elevator enclosures are made entirely of incombustible material, and all metallic structural members are protected against the effects of fire by coverings of an entirely incombustible material and which must also be a slow heat conductor. In buildings of this type all doors and window mullions, whether vertical or horizontal, shall be faced with cast iron, terra cotta or other incombustible material of equal fire-resisting values. Such buildings shall not exceed 120 feet in height, and shall not be over ten storeys in height, not including the basement of said buildings.

The materials which shall be considered as fulfilling the conditions of fireproof coverings are: First, brick; second, hollow tiles of burnt clay applied to the metal in a bed of mortar, and constructed in such a manner that there shall be two air spaces of at least three-fourths of an inch each by the width of the metal surface to be covered within the said clay; third, porous terra cotta, which shall be at least two inches thick, and shall also be applied directly to the metal in a bed of mortar or concrete on expanded metal.

44. Skeleton Construction. The term "Skeleton Construction" shall apply to all buildings wherein all external loads and strains are transmitted from top of the building to the foundation by a skeleton or framework of metal. Such buildings shall not exceed 120 feet in height, and shall not be over ten storeys in height, not including the basement of said buildings.

If columns or pillars of rolled iron or steel are used in such metal framework, their different parts shall be riveted to each other and the beams and girders resting upon them shall have riveted connections to unite them with the columns. The beams and girders shall also be riveted to each other at their respective junction points. If cast iron columns are used each successive column shall be bolted to the one below it by at least four bolts not less than three-fourths of an inch in diameter, and the beams and girders shall be bolted to the columns. At each line of floor or roof beams lateral connection between the end of the beams and girders shall be made by passing wrought iron or steel straps across or through the cast iron column in such a manner as to rigidly connect the beams and girders with each other in the direction of their length. These straps shall be riveted to the webs of flanges of the beams and girders. All such metallic construction shall be protected against the effect of fire by being covered with an entirely incombustible material which must also be a slow heat conductor, in all respects similar to that provided for buildings of fireproof construction. In all buildings of skeleton construction, when the walls are carried by the metal frame, the thickness of the external walls must not be less than thirteen (13) inches. When face brick are used they must be bonded at least every sixth course by a row of headers.

45. Classification of Buildings. As a means of reference to this By-Law all buildings erected in the City of Vancouver shall be divided into classes as follows:

First-Class Buildings. Mean all buildings of fireproof construction throughout, including skeleton construction.

Second-Class Buildings. Mean all buildings of which the external or party walls are of brick or stone or equally substantial or incombustible material.

Third-Class Buildings. Mean buildings having the external and party wall constructed of similar materials to second-class buildings up to the first floor, but constructed of frame-

work in whole or in part, or having more wood on the exterior walls above the first floor than is required for the door and window frames, doors, sash, shutters and verandahs, notwithstanding that this wood is wholly covered with slate, tile, plaster or incombustible material.

Fourth-Class Buildings. Mean frame structures, the exterior walls of which are veneered with brick or stone work, or lathed, plastered and rough-casted, or finished in stucco.

Fifth-Class Buildings. Mean frame structures wholly of wood or covered with galvanized iron, corrugated or otherwise, or metallic siding fastened to cleats so as to leave an air space between the iron and wood forming the outside walls of the building.

REQUIREMENTS IN CONNECTION WITH BUILDINGS

Section 15.

1. Not more than one dwelling house or other building intended to be occupied for human habitation for each 2000 square feet of any one lot or block shall hereafter be erected on such one lot or block.

2. Not more than four apartments intended for dwellings or tenements under one roof shall hereafter be allowed for each 2500 square feet of floor space on each storey.

3. Every dwelling house or other erection to be occupied as a dwelling shall be so located and erected on the respective premises so as to provide for and reserve at least ten per centum of the area of the lot, plot and premises free from all construction from ground to sky; but in no event shall the said area be less than 300 square feet. Corner lots abutting on two or more streets or lanes may be excluded from the above restrictions. Buildings on business streets may cover the entire area of a lot for such of the storeys beginning with the lower as are used for store or salesroom purposes only.

4. Every room in every building, apartment house, hotel, tenement or lodging house hereafter built, and in every building hereafter altered to be used as such, shall not be less than eight feet in the clear, in every storey, except that in the attic it may be less than eight feet high for one-half the area of the room. Every such room shall have one or more windows of an area at least ten per cent. as great as that of the room opening into the external air, or into a room having one or more windows opening into the external air, with an area at least one-tenth as great as the combined area of the two rooms. The top of at least one window in such room or rooms shall not be less than seven feet from the floor, and the upper sash shall be movable. Every door opening into a hall or corridor shall not be less than two feet eight inches wide or less than six feet six inches high, and no door between the two rooms, except closet doors, shall be less than two feet four inches wide or less than six feet four inches high.

REGULATIONS DURING THE ERECTION OF BUILDINGS

Section 16.

1. In all cases of building or rebuilding any house, warehouse or other building, when such building is to be erected on the line of any street, or within three feet of any street, there shall be erected over the sidewalk or footway of the street a covered way or independent structure not less than eight feet at the lowest side above the level of the sidewalk or footway..

This covered way is to be constructed with not less than four by four inches vertical uprights, placed not more than eight feet apart from centres and similar sized plates and sills, the uprights and plates to be braced together longitudinally with two by four inches angle braces, and the structure to be also braced transversely with two by four braces extending from the post to the rafter; the lower end of braces must not be less than six feet six inches from the top of the sidewalk

or footway. If the covered way is more than six feet in width the roof is to be formed with rafters (having a fall of not less than three inches to the foot), spaced not more than two feet eight inches apart from centres and covered over with two-inch planking, and this again covered with one-inch boarding laid with a lap of not less than one inch, so as to make a water-tight job. The rafters can be made of two by six-inch scantling, up to six feet span, but must increase by two inches in depth for every increase of two feet or portion thereof in span over six feet. If the covered way is less than six feet in width the rafters can be dispensed with, and the roof formed with two-inch plank with a covering of one-inch boarding on top; the joints of the two courses to be well broken.

2. No covered way to be constructed less than four feet in width in the clear between the vertical posts, and if greater width is necessary to accommodate the public it must be provided to such extent as the Building Inspector directs.

The outside or framework farthest from the street curb to be sheeted to a height of at least six feet, with close boarding not less than one inch in thickness, the boarding to be securely spiked to the vertical posts, and additional posts to be put in if considered necessary in order to make a good, substantial fence or barricade. The sheeting to be put on so as to leave a plain surface adjoining the sidewalk or footway.

3. When the covered way adjoins the roadway or is within three feet thereof there shall be erected on the roadway side of the roof of said covered way a substantial curbing to be kept at least one-half inch above the roofing boards, so as to provide for the passage of water, and the covered way shall be provided with a substantial hand railing along the side adjoining the roadway about three feet six inches in height, constructed of dressed and chaffered four-inch by four-inch scantling, securely spiked to the vertical posts of the covered way and to intermediate posts put in not more than four feet apart from centres. If a permit is granted by the Building Inspector to occupy for building purposes the whole of the sidewalk or footway, or occupy it to such an extent as to leave the sidewalk or footway less than four feet in width in the clear, or less width, although over four than is necessary to accommodate the public, the person receiving the permit shall erect and maintain a strongly constructed close board fence or barricade, not less than five feet high or more than six feet high, along and around the space which he has received the permit to occupy, the boarding to be put on so as to leave a plain surface free from posts or girts on the street side, and outside of this and connected with the permanent sidewalk or footway at ends construct a temporary footway of not less than four feet in width, as the Building Inspector may direct, with ramp or steps at end if necessary, to enable a proper connection with the permanent sidewalk to be made. The sidewalk or footway to be constructed with four-inch by four-inch sleepers, placed transversely not more than three feet apart from centres, the sleepers to be covered with two-inch planking, laid longitudinally, well spiked to each sleeper with five-inch spikes, and on the outer or street line of this sidewalk or footway a substantial hand rail must be erected with four-inch by four-inch scantling, the hand rail to be dressed and chamfered, and the uprights or standards to be placed not more than six feet apart from the centres, the whole to be made and securely fixed.

4. If a building is to be erected within seven feet of the inside line of the sidewalk on any street a strongly constructed close-boarded fence or barricade, not less than six feet high, must be erected along the inside line of such sidewalk. No person shall place any stone, brick, lumber or any building material, fence, barricade or temporary sidewalk so as to obstruct the free passage of water in the drains, gutters or water courses.

5. Every person who erects or maintains over the sidewalk or footway of any street a covered way, or who deposits any building material on any street, sidewalk or footway

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under a permit from the Building Inspector, shall be responsible to the City for and shall indemnify the City against all damage or injuries thereby occasioned to any person, and a red light upon all such obstructions shall be maintained from sunset to sunrise by and at the expense of the person occupying any of the streets of this City under this permit.

6. As soon as all buildings in process of construction are up, and the first or ground floor joists on, the said joists shall be covered or floored, temporarily or otherwise, with inch boards as each storey is built in cases where joists are over sixteen inches apart from centres, one and one-half inch plank shall be used; and where joists or beams are over four feet and up to six feet centres, then two-inch plank shall be used, or else two one-inch boards laid one on top of the other. In cases of steel structures, where the girders are twelve feet centres or over not less than two-inch plank shall be used, such plank in all cases to be supported so as to insure reasonable safety.

7. No notice or signs or advertising of any kind are to be placed upon the covered way, fencing or barricades (permitted to be erected during building or repairing) other than those of owner or occupant, and these only in such form and style as may be approved of by the Building Inspector.

EXCAVATIONS

Section 17.

1. All excavations for buildings shall be properly guarded and protected by the person, persons or corporations causing them to be made, so as to prevent the same from becoming dangerous to life or limb, and shall be sheet piled when necessary to prevent the adjoining earth from caving in by its own weight.

2. Whenever an excavation shall be carried to a greater depth than four feet below the adjoining street sidewalk the person or persons making such or causing such excavation to be made shall preserve from injury such sidewalk and sustain and protect and underpin the same at his or their own cost and expense, so that the said wall and sidewalk shall be made practically as safe as before such excavation was commenced.

3. If the person whose duty it shall be to protect any sidewalk from injury, as already provided, shall neglect or fail to do so after having had twenty-four hours' notice to that effect from the Inspector of Buildings, then the said Inspector may enter upon the premises and furnish such support and protection as may in his opinion be required, the expense incurred in connection with the work to be collectable from the party or parties whose duty it was, as hereinbefore specified, to furnish such support and protection, either when the next payment of taxes upon said property is being made or in a court of law, any time after the expiration of thirty days from the time of the carrying out of said work.

FOUNDATIONS

Section 18.

Foundations shall be proportioned for the actual average loads they will have to carry in a completed and occupied building, and not for theoretical or occasional loads.

1. Every building hereafter erected shall be provided with a foundation, the foundation to rest upon firm, solid ground, and not upon filled-in material or soil containing an admixture of organic matter.

2. In case solid earth can not be reached within a reasonable distance piles or ranging timbers may be used; provided, however, that no timber shall be used in any foundation at a higher level than that which will ensure permanent saturation.

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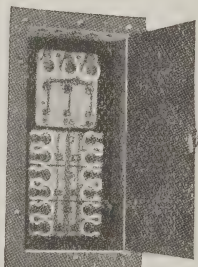
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8. If in place of a continuous foundation isolated piers are to be built to support the superstructure, where the nature of the ground and the character of the building make it necessary, inverted arch walls shall be turned between the piers at least twelve inches thick, and of the full width of the piers, the walls to rest upon a continuous bed of concrete or timber of sufficient area, of at least eighteen inches thick, or two footing courses of dimension stone may be used, the bottom course to be laid crosswise edge to edge, and the top course laid lengthwise end to end, or a footing of steel beams bedded in concrete or the course of concrete and one course of stone. The stone shall not be less than eighteen inches thick, and the area of the lower course shall be equal to the area of the base course that would be required under a continuous wall, and the outside pier shall be secured to the second pier with suitable iron rods and plates.

9. Foundation walls for two-storey and attic veneered building or buildings with a flat roof, which are not over thirty-five feet in height from the ground floor to the highest point in the roof, are not to be less than thirteen inches in thickness if brick or concrete, and not less than sixteen inches if of stone.

10. Frame, rough-cast or stuccoed buildings of a similar height to those referred to in the preceding paragraph, or brick veneered buildings not over twenty-five feet in height from the top of foundation wall to the highest point of the brickwork, may have sixteen-inch foundation walls, but in either case the walls are not to exceed nine feet in height, or rough-cast buildings may have 9x22-inch brick piers with 14x27-inch footings placed about seven feet apart, provided the height of the piers does not exceed eight times their horizontal dimensions; if so, add four inches to the thickness and proportionately increase the width of the footings. Frame buildings of this class may also rest upon sound cedar posts not less than ten inches in diameter if placed not more than eight feet apart from centres. The posts to rest upon flat stones or concrete footings not less than six inches in thickness and eighteen inches square.

11. The permissible load per square foot to which different kinds of soil under the foundation walls and piers of buildings may be subjected is as follows:

Gravel and coarse sand well cemented.....	8 tons per sq. ft.
Dry, hard clay.....	4 tons per sq. ft.
Sand, compact and well cemented.....	4 tons per sq. ft.
Moderately dry clay, or clean, dry sand.....	2 tons per sq. ft.
Soft, wet clay.....	1 tons per sq. ft.
Quicksand or alluvial soils.....	1-2 ton per sq. ft.

The width of all footings and ranging timber shall be at least sufficient to meet these requirements.

12. The load per square foot placed upon wall, piers or other supports of masonry constructed of first-class materials of the several kinds mentioned shall never extend the limit given in the following table:

	Safe Load per Square Foot.
Kiln-run bricks laid in lime mortar.....	3 tons
Ordinary brick laid in Portland Cement mortar.....	5 tons
Hard brick laid in lime mortar.....	6 tons
Hard brick laid in Portland cement and lime mortar.....	9 tons
Pressed brick laid in mortar.....	8 tons
Pressed brick laid in Portland mortar.....	14 tons
Rubble stonework in lime mortar.....	4 tons
Hard brick laid in Portland cement mortar.....	12 tons
Rubble stonework in lime and cement mortar....	6 tons
Concrete, one part cement, two parts sand and five parts stone.....	15 tons

13. No pier, buttress or pilaster shall be built in freezing weather, and all brick in such piers shall be laid frog up and push-placed or grouted at each course.

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14. All piers, buttresses or pilasters that carry two-thirds of their safe load, and are less than five bricks in width on any side, shall have cast iron plates or bond stones every three feet in height, the bond stones to be not less than two courses of brick or six inches in thickness and the full size of the pier or pilaster, and all such piers, buttresses or pilasters shall be capped with a stone or iron cap.

WALLS OF BUILDINGS.

Section 19.

Sub-Section 1. The walls of all brick buildings shall not be built of less thickness than called for in the following tables:

Walls for buildings referred to in section headed "Definition of Terms" as dwelling house:

Thickness of Walls in Inches.

Number of Storeys		Foundation Walls	Ground Floor	First Floor	Second Floor	Third Floor	Fourth Floor	Fifth Floor	Sixth Floor
1 Storey	.....	13	9	.....	.....	.....	.....	.....	.....
2 Storey	.....	13	9	9	.....	.....	.....	.....	.....
3 Storey	.....	17	13	13	9	.....	.....	.....	.....
4 Storey	.....	21	17	17	13	13	9	.....	.....
6 Storey	.....	24	21	17	17	13	13	9	.....
7 Storey	.....	24	21	21	17	17	13	13	9

Walls for buildings referred to in section headed "Definition of Terms" as hotels, office buildings, warehouses, factory buildings, public buildings, apartment houses, tenement houses or lodging houses:

Thickness of Walls in Inches.

Number of Storeys		Foundation Walls	Ground Floor	First Floor	Second Floor	Third Floor	Fourth Floor	Fifth Floor	Sixth Floor	Seventh Floor
1 Storey	.....	17	13	.....	.....	.....	.....	.....	.....	.....
2 Storey	.....	20	13	13	.....	.....	.....	.....	.....	.....
3 Storey	.....	21	17	13	13	.....	.....	.....	.....	.....
4 Storey	.....	21	17	17	13	13	.....	.....	.....	.....
5 Storey	.....	24	21	17	17	13	13	.....	.....	.....
6 Storey	.....	27	21	21	17	17	13	13	.....	.....
7 Storey	.....	33	27	21	21	17	17	13	13	.....
8 Storey	.....	33	27	27	21	21	17	17	13	13

2. In the foregoing tables of thickness of walls the perpendicular distance from the top of joists in one storey to the corresponding point in the next storey is to be understood as to mean not more than twelve feet in the basement or cellar. Nineteen feet for the ground floor, sixteen feet for the first storey and fifteen feet for all storeys above the first except the top storey, which may have an additional five feet in height at the highest point. If any single storey exceeds these respective heights, the walls of such storey and all storeys below the same shall be increased one-half brick, or about four and one-half inches, more than the thickness given in the tables, and if basement or cellar walls exceed twelve feet in height, they shall, if built of stone, be increased six

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inches in thickness, and if of brick four and a half inches in thickness for every additional ten feet or part thereof in excess of twelve feet.

3. All cellar or basement walls built of stone or brick in buildings not more than thirty-five feet in height from the top of ground floor joists to the highest points of the roof can be built with lime mortar, and if this height of thirty-five feet between the points mentioned be exceeded these walls shall be laid with cement mortar. If solid buttresses or iron or steel pillars not over eighteen feet between centres, with sufficient strength to carry trusses or girders, are used, then the thickness of the walls may be reduced one-half brick, or about four and a half inches; provided, however, that no brick walls shall be less than thirteen inches in thickness in any building.

4. When any horizontal section of wall of a uniform thickness shows a reduction in area on account of flues, openings or recesses of more than 40 per cent. for the three storeys, or more than 30 per cent. in all storeys below the third storey from the top one, a half brick shall be added to the thickness of the wall for every succeeding interval of 10 per cent. or part thereof reduction.

If the building, or any portion thereof, be constructed in what is known as "pier construction," the area of the piers shall be so proportioned that the maximum load on any part thereof shall not exceed the stresses given in the foregoing tables, and the spandril sections between the piers shall be one brick and a half, or thirteen inches in thickness. If the spandril sections carry joists the load shall be transferred to the piers on steel beams.

5. No unsupported pier shall exceed in height six times its least diameter.

Sub-Section 6. The thickness of walls specified herein and set forth in the tables for the various buildings are intended to apply to all exterior enclosing walls, and all such interior walls as may be required for the support of floors and roofs. An increase of one-half brick, or about four and a half inches in thickness of walls, shall be made in all cases where they serve as bearing party walls or support trussed roofs, and are over seventy-five feet long, and where walls of warehouses and factory buildings are over one hundred and fifty feet long, without masonry cross-walls of equal height.

All interval non-bearing walls of buildings may be four inches less in thickness than called for in the tables for the different storeys; provided, however, that none are less than nine inches, or one brick, thick.

Sub-Section 7. The outside walls, if of brickwork, of all public halls, theatres, opera houses, or other buildings in which the roofs or ceilings are carried on trusses or girders of a span of fifty feet or more shall not be of less thickness from the bottom of the first or ground floor joists at the lowest point in the main auditorium to the under side of the trusses or girders than the following:

(a) If the walls are over twelve and not more than twenty-five feet high they are to be not less than seventeen inches thick.

(b) If more than twenty-five feet high and not more than fifty feet high, they are to be not less than twenty-one inches thick for the first twenty-five feet, and seventeen inches thick for the remainder of the height.

(c) If more than fifty feet high and not more than seventy-five feet high, they shall be not less than twenty-seven inches thick for the first twenty-five feet, twenty-one inches for the next twenty-five feet, and seventeen inches for the remainder of the height. For any increase in height over seventy-five feet the thickness of the walls shall be increased

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in the above ratio. An increase of four and one-half inches in thickness of walls shall be made in all cases where walls are over one hundred feet long, without cross-walls of equal height.

(d) In case there shall be one or more storeys built above a public hall, theatre or opera house, such storeys being carried on trusses or girders, the thickness of walls shall be increased by four and one-half inches, or one-half brick, for each two storeys or part thereof above every such room.

(e) If solid masonry buttresses are employed and placed sixteen feet or less apart, and extended to the foot of the trusses or girders carrying the ceiling and roof, or if iron or steel pillars are inserted in such walls for the support of the superstructure, and at distances not more than eighteen feet between centres, such pillars extended to and carrying the superimposed trusses and girders, the thickness of such walls may be reduced in proportion to the increase of strength afforded by such buttresses or pillars; but in no case shall any such wall be less than thirteen inches thick in the top storey, four and one-half inches, or one-half brick, being or for each twenty-five feet in height of blank wall. If iron or steel pillars are introduced in said walls the brickwork around same shall be bonded into that of the connecting walls and each of such pillars shall have not less than nine inches of brick wall around it, the brick being measured from the extreme dimension of such iron or steel pillars.

(f) If a public hall, theatre or opera house is of skeleton construction, and the steel framework carries the entire superimposed load of floors, roof and walls, then the enclosing walls shall consist of thirteen inches of solid brickwork, with two inches of hollow tile, or four inches of hollow brick or plastered on expanded metal lath secured to metal furring on the inside, properly bonded together, the balance of the structural parts to be protected against the effects of fire, as called for and described under the head of "Fireproof Construction."

8. All walls in the tables shall be increased in thickness or be reinforced with equivalent pilasters or buttresses when the following are the conditions:

When the walls are more than twenty-five feet apart, one-half brick shall be added for every succeeding interval of twelve and one-half feet or part thereof of distance between them, without intermediate division walls or rows of column and girder supports.

9. Whenever walls less than seventeen inches in thickness are utilized for the support of ordinary joists in buildings used for the sale, storage or manufacture of merchandise, or public livery, boarding or sale stables, ledges four inches wide shall be corbelled out in not less than five courses of brick for the support of such joists, and in buildings of all classes where furring strips, whether combustible or incombustible, are used on brick walls, there shall be ledges equal to the thickness of such furring strips upon such walls, and in all cases where such ledges are built they are to be commenced at the bottom of the joists and are to be carried up to and levelled off at a line at least one inch above the top of the joists.

10. All joists or timbers to be supported by duplex or steel hangers, wall boxes or ledges.

11. No timber except inside lintels, as hereinafter provided, brace blocks or wood brick, not more than nine inches in length, shall be used in any wall of any building where stone, brick or iron is commonly used.

12. All stone or brickwork over openings exceeding four feet in width shall be supported on stone, iron or steel lintels of sufficient strength to carry the superimposed weights, excepting where such stone or brickwork shall be supported with properly tied and substantial stone or brick arches. All

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lintels supporting stone or brick work over openings more than six feet in width must bear on stone templates of iron or steel plates, the templates or plates to be of sufficient area and thickness to distribute the weight on the wall below to such an extent as to do away with an liability of crushing, and the lintels over openings less than six feet in width shall have a bearing at each end of at least six inches on the wall.

13. Where wood lintels are placed over openings four feet and under in width, the top of the lintel shall be neatly chamfered not less than one inch per foot to receive the brick arch above, the lintels to have a bearing at each end of one-half brick, or about four and one-half inches, on the wall, and the depth of the lintel at the ends to be about three inches, or the height of one course of brick.

14. No recess or chase for water, soil, steam or other pipes shall be made in any exterior, or in any other bearing wall, to more than one-third of its thickness, and the recesses around said pipe or pipes shall be filled up with solid masonry or plastic incombustible material after the pipes are in place for the space of one foot at the top and bottom at each story. No recesses shall be made in any exterior or other bearing wall less than one and one-half bricks thick, and no continuous vertical recess, other than flues and stacks, shall be nearer than seven feet to any other recess. No channelling shall be done on walls which are less than one and one-half bricks thick. Recesses for stairways and elevators may be left in the foundation or cellar walls of all buildings, but in no case shall the walls be of less thickness than the walls of the fourth storey, unless reinforced by additional piers with iron or steel girders, or iron or steel columns and girders securely anchored to walls on each side. In new buildings all openings larger than four inches square, or chases deeper than four inches, shall be located on the plans and left in the walls as they are carried up. No horizontal chases or recesses shall be cut in any wall.

15. All cut stone, terra cotta, artificial stone or either incombustible trim off walls, such as sills, lintels, cornice moulds, belts, etc., shall be properly anchored or tied to the backing, and no such trimming shall have less than one-half brick of full bed bearing on the walls, and all such trim shall have at least sixty-five per cent. of their mass laid or bearing on the wall.

16. Frame buildings veneered with four and one-half inches of brick may be erected, or buildings erected may be veneered in a similar manner in Section 2, provided the foundation walls are constructed as called for in Sub-Section 9 of Section 23 hereof, and that the height of the brick veneering does not exceed thirty-five feet at the highest point from the top of the foundation wall.

Every fourth course of brick veneering shall be securely fastened and anchored to the framework with six-inch nails, driven sixteen inches apart, so as to go through the sheeting and into the studding, and no veneering in any part of a building shall rest upon or be supported by wood lintel or beam.

17. Frame stables in which the height of the brick work from the top of the foundation wall to the highest point does not exceed twenty-five feet may also be veneered with brick, as above specified in limit 2, provided the foundation walls are constructed as specified in Sub-Section 19 of Section 23 hereof.

The use of soft brick for veneering purposes is strictly prohibited.

PARAPET WALLS.

Sub-Section 18. All exterior and division and party walls over fifteen feet high shall have parapet walls carried to a height of not less than two feet above the roof, and shall be coped with incombustible material, and laid up in strong ce-

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ment mortar. The front and rear walls, if facing on street, alleys or open space, and finished off with cornices and gutters at the roof line, may have the parapet wall omitted. No parapet wall to be less in thickness than the wall on the top storey of the building, except when the parapet wall is not over six feet high it may be carried up nine inches thick when laid in cement mortar; and where a skylight or bulkhead of any kind in a roof is located within five feet of a parapet wall the said parapet wall is to be increased to a height of at least fourteen inches above the highest point of the skylight, or bulkhead for a length of twenty-five per cent. more than the length of the said skylight or bulkhead.

19. Open balustrades shall not be placed above the cornice line of any building unless they are built of incombustible material directly over the wall below, nor shall the top rail of such balustrades stand over five feet above the roof line.

All parapet or fire walls extending over four times their thickness above the roof timbers shall be securely braced with iron braces each twelve feet in length of wall.

20. In all walls that are built hollow the same quantity of stone or brick shall be used in their construction as if they were built solid, and no hollow wall shall be built unless the parts of the same are connected by proper ties of brick, stone or metal, placed not over twenty-four inches apart. No hollow wall shall be used unless the bearing part is at least nine inches (or one brick) thick, and the bearing portion is increased in thickness as specified in Sub-Section 4 of this section, dealing with the increase in thickness required in walls in consequence of reduction of area owing to openings, flues or recesses in same.

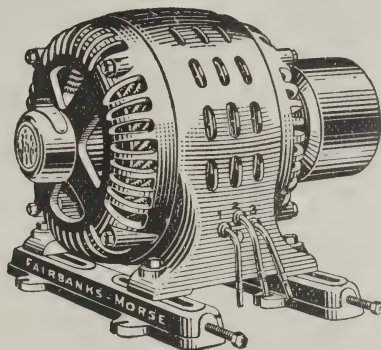
21. All changes in the thickness of walls shall be made at the bottom of the joists, and not otherwise, and that portion of the walls above the ceiling joists shall be of the same thickness as that given for the upper storey, and when the external or party wall extends more than five feet above the top of ceiling joists it shall be classed as a full storey, all interior walls supporting joists shall be carried up to and levelled off flush with the bottom of said joists, unless the same are the ceiling joists, when in all flat-roofed buildings, except private dwelling houses and stables, the walls shall be carried up to the bottom of the roof joists. No openings are to be left in the walls in a usually unoccupied attic unless said openings are provided with self-closing approved fireproof doors, said doors to be kept closed at all times when the attic is not in actual use.

22. In no case shall the front or side walls of a building be carried up more than five feet in advance of the other walls, unless by permission of the Building Inspector, in which case approved iron anchors shall be built into all angles and joinings, and no toothing of bricks will be allowable in any wall.

23. All walls in every building shall be properly bonded together or anchored to each other every five feet in height with approved wrought iron anchors.

24. It shall be unlawful to cut or leave any opening in any division or party wall above the ground floor, except such openings are approved of by the Inspector of Buildings and a permit issued therefor; every opening left in or cut through a division or party wall shall be provided with an approved fireproof door on each side of the wall, the doors to be hung on metal or metal-covered frames, or on iron hinges belted through the wall, all such doors to be self-closing and held open only by a cord which will readily burn allow the doors to close.

25. No such opening shall be more than ten feet in either height or width and not more than eighty superficial feet, and all such openings shall be closed at the end of each day's business and not opened and left open until the commencement of the next business day.



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26. All brick laid in non-freezing weather shall be wet immediately before being laid, and the sand used for mortar in all buildings shall be clean, sharp and coarse, perfectly free from loam or other material which would have a tendency to lessen the adhesive or compressive strength of the mortar.

27. No soft or salmon brick shall be used in any building where exposed to the weather, or in piers, or any part of any wall where there is unusual weight or more than twenty-five feet of wall above them, and in no case shall more than fifteen per cent. of salmon brick be used. No old bricks shall be used in any isolated pier, buttress or pilaster, or in any external or internal bearing wall below the top storey of any hotel, warehouse, office building, factory or public building, and no chimney in any building is to be built of old brick.

28. The brickwork in all walls piers, buttresses or pilasters of a building shall be bedded in mortar, laid in single courses across the walls, and be well finished up with mortar every course. No more than five courses of stretchers to be laid without a course of headers in any part of a building, and the headers to extend entirely through the wall except where the face brick are used and in one-storey structures and private dwelling houses. All brick work to be built to a line and carried up plumb, straight and level, from the bottom to the top of a building.

29. Pressed brick facings, except hereinafter specified, must be bonded to the backing with galvanized metallic wall ties at least every fifth course, the ties to be placed not more than two feet apart, or ties can be used every fifth course, and a row of solid feeders every ninth course; provided, however, that in one-storey structures and private dwellings a row of clipped and splayed bricks every fifth course will be allowable as a tie for the face brickwork.

30. Walls may be built with a facing of stone, tile, terra cotta or other incombustible material if securely tied to a backing not less than nine inches in thickness or hard burned, properly laid brick, but the thickness of the backing shall not be less than required for brick walls of the same height, if the facing is less than one-half brick in thickness.

31. No wall of brick or stone shall be supported in whole or in part by wooden posts, beams or girders.

32. Walls heretofore built or used as party walls, whose thickness at the time of their erection was in accordance with the requirements of the then existing laws but which are not exactly in accordance with the requirements of this By-Law, may, if they are in the opinion of the Building Inspector in good condition, be used for ordinary party walls, providing the height of the same is not increased, and that with the proposed load placed upon them they will come within the limit of safety.

33. Each end of all girders, beams, trusses, posts or other supports shall rest upon a hard, flat stone or iron or steel plate of the required size and thickness to distribute the weights on the walls or other support below, so that the material of which it is constructed will not be subjected to any greater stress per square foot than the safe load given for that material in the foregoing tables.

34. The enclosing walls of light and elevator shafts shall in all cases be built entirely of incombustible materials.

35. The brick or stone walls of each storey above the ground floor, including roof and ceiling joists of every building, shall be anchored to the joists and beams or girders with substantial wrought iron or steel anchors, which shall be solidly built into the walls from a point not more than one-half brick of four and one-half inches from the outside face of the brickwork, the distance between anchors which are to be secured to joists to be not more than eight feet, and the ends of all joists upon which anchors are placed to be securely

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strapped or otherwise fastened together so as to form a continuous tie entirely across the building. Where joists are put in existing walls they must be thoroughly anchored in a similar manner.

36. All stone walls twenty-four inches in thickness or less shall have at least one header extending through them every five feet in length of wall, and the stonework being built to be levelled up at least every two feet in height when the headers are to be placed in position, the headers in each alternate course to be put midway between those in the course beneath.

37. All walls over twenty-four inches in thickness shall have the same number of headers and be lapped with headers from the opposite side of the wall; all headers shall be not less than twelve inches in width nor less than six inches in thickness, and all stone built into any wall shall be laid on the natural bed.

38. All lime mortar used in stone and brickwork to be made as hereinbefore described in Sub-Section 23 of Section 13 hereof, with not more than three parts of clean, sharp sand to one part of fresh-burnt lime.

39. The thickness of concrete walls shall depend on the quality of the material of which the concrete is made, and the quantity of each material used in the making of it, also on the method of mixing the materials and the system of binders and anchors to be put in the wall, and the provision which is proposed to be made to provide for expansion and contraction after the wall is built.

Samples of materials to be used in the wall shall be submitted to the Inspector of Buildings with the application for a permit to erect a concrete wall of any description.

40. Where hollow tile or porous terra cotta blocks are used as lining or furring for the walls they shall not be included in the measurement of the thickness of such walls, except in "curtain walls" not over one storey or fifteen feet high, and where the lining course is of the same dimensions as ordinary brick.

41. Six (6), four (4) and three (3) inch hollow tile or hard burnt clay or porous terra cotta or Portland cement tile partitions may be built, not exceeding in their height, a measurement of sixteen, twelve and ten feet, respectively, and in length not exceeding seventy-five feet, unless strengthened by proper cross walls, piers or buttresses, or built in iron or steel framework. All such partitions shall be carried on proper foundations or on iron or steel girders and columns or piers of masonry.

RETAINING WALLS.

Section 20.

1. Retaining walls shall be of concrete, stone or brick and not less than twelve inches thick at the top, and shall average not less than sixteen inches in thickness for the first eight feet in clear height above the cellar floor, and for every additional three feet or part thereof in excess of eight feet in height four inches in thickness shall be added to the thickness.

2. All retaining walls shall be built with first-class hard brick, laid with pushed joints in Portland cement mortar or with concrete or stone. Any space between the wall and the earth bank to be solidly filled as the work is built up and well grouted with liquid cement. If a wall is built hollow the above thickness of solid brickwork must be provided outside the cavity or space.

No brick chimney shall be built with walls less than four feet above the top of the roof at point of contact, if a flat roof, or at least two feet above the ridge of a pitched roof, and in no case shall a smoke flue be less than eight inches square inside.

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Joists or timbers of any kind are not to rest upon the walls surrounding any chimney, and are in all cases to be kept two inches distant from the outer face of the same, provided that corbelled fire stops shall be used between chimney and joists as in the case of walls.

3. All chimneys occurring in brick walls shall be bonded to the walls every fifth course from the bottom to the top, and all brick flues shall be built of hard burned brick having struck joints on the inside except when lined with iron tile.

4. All flues in party walls must be located at least four and one-half inches, or one-half brick, from the centre line of said walls, and the backs of all fireplaces shall not be less than nine inches, or one brick, in thickness. If the area of a flue exceeds eighty-one square inches, or if the height of a chimney is over forty feet from the ground floor joists to the top of the stack, the walls surrounding the flue must be increased to at least nine inches, or one brick, in thickness.

5. All fire-places shall have trimmer arches to support hearths, and the said arches shall be at least twenty inches in width measured from the face of the chimney breast, and they shall be constructed of brick, stone or burnt clay or concrete; wood centres shall be removed before the ceiling underneath is plastered.

6. All chimneys shall be built of brick, stone or fireproof material, and in no case shall a chimney rest upon a flooring of wood or timber construction; every chimney not forming part of a wall shall rest upon a proper fireproof foundation at the base of the building.

7. In no case shall a chimney be corbelled out more than nine inches from the wall, and in all cases the corbelling shall consist of at least five courses of brick, but no corbelling more than four and one-half inches shall be allowed in one-brick or nine-inch walls; when a chimney is cut off below in whole or in part it shall be wholly supported on stone, brick, iron or steel.

8. All chimneys having a greater flue area than three hundred and twenty-four square inches and not more than seven hundred and twenty-nine square inches shall be lined on the inside with fire-brick laid in fire-clay, which lining shall start at least two feet below the smoke inlet and extend at least twelve feet above said smoke inlet, and for all flues of more than seven hundred and twenty-nine square inches and not more than twelve hundred and ninety-six shall extend at least thirty feet above the smoke inlet.

9. Smoke flues of greater area than seven hundred and twenty-nine square inches shall have hollow walls in which there shall be eighteen inches of brickwork (including fire-brick lining) and four inches of space all around such flue. At a height of fifty feet above the smoke inlet the thickness of surrounding brick walls may be reduced to thirteen inches, but in all cases the surrounding walls of chimneys of any size shall be so proportioned that the brickwork in the same will not be subjected to a greater stress than elsewhere herein fixed as the maximum safe stress for brickwork.

10. All chimneys having a greater flue area than one hundred and ninety-six square inches shall extend to a height of at least twelve feet above any roof within a radius of sixty feet thereof, and all chimneys shall extend to such a height as may be necessary to afford reasonable protection to such buildings from smoke and gases.

11. If isolated chimneys are built they shall have hollow walls, and shall be so designed and constructed that the stress upon any part thereof, due from the weight of the stack itself and from wind pressure, shall never exceed the limits elsewhere herein fixed as the maximum stress for brickwork.

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12. The foundation of chimneys, whether inside or outside of buildings or whether connected with the same or isolated; shall be designed and built in conformity with the provisions relating to foundations of buildings herein elsewhere given. Every chimney shall be provided with a cleaning-out door at bottom, and an iron ladder either on the inside or outside extending to the top of the same. All bricks used in the construction of chimneys, except fire-brick linings already referred to, shall be the best assorted sewer brick laid in cement mortar, and the openings for smokestacks from boilers to be arched over and lined around with fire-bricks laid in fire-clay.

13. Metallic chimneys or smoke pipes shall not be used inside any building in such a way as to pass through the floors or roof of the same unless such metallic smoke pipe or chimneys are enclosed in brick or tile walls, with an air space of at least three inches between the enclosing walls and the smoke pipe from bottom to top. All outside metallic smokestacks to be thoroughly anchored and guyed.

14. Where smoke pipe of seven inches diameter or less passes through a wood or plastered stud partition it shall be surrounded either by a body of brick, hollow tile, porous terra cotta or other incombustible material measuring at least four inches all around such smoke pipe, or it shall be surrounded by a metal thimble made of two concentric rings of sheet metal at least four inches apart, the entire thimble to be so constructed that there will be a free circulation of air between the rims.

15. No stove or smoke pipe or any pipe conducting the products of combustion from any range, oven or heater shall be concealed in any wood partition or be placed nearer than eight inches to any unprotected lath and plaster or board partition, ceiling or any woodwork.

16. Smoke pipes over seven inches and less diameter than twelve inches shall be kept at least twelve inches distant from any woodwork.

17. Smoke pipes of greater diameter than twelve inches and less area than six square feet must be kept at least twenty inches from any woodwork, unless the same is properly protected by an asbestos shield not less than one inch in thickness, in which case the distance shall not be less than sixteen inches.

19. Cupolas of foundries shall extend at least ten feet above the highest point of any roof within a radius of sixty feet of such cupola and shall be placed within a radius of two feet of the cupola.

20. Wherever steam boilers or furnaces or ovens or coffee roaster, or other structures in which fires are maintained at or inside of a building or in a room with wooden floor or ceiling construction, the floor of the same shall be protected by a covering of brick or concrete not less than six inches thick, set in mortar upon a continuous sheet metal heating plate not less than three-sixteenths of an inch thick, all the joints of which are to be securely riveted and the edges of which are to be turned up six inches all round.

21. This foundation of sheet metal and brick or concrete shall extend under the whole of the fire box and ash pit of the steam boiler or furnace or other structure and to a distance of not less than ten feet in front and at least four feet on the other three sides of the same.

22. The spaces between the tops of such steam boilers or furnaces and any wood ceiling construction shall in no case be less than three feet, and the under side of such wood ceiling construction shall in all cases be protected either by two consecutive coatings of plastering on metallic lath or wire netting, which shall be kept at least two inches distant from each other, and which metallic lath or wire netting shall

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be applied by means of metal furring strips, or this protection of the woodwork shall be made by a covering of at least two inches of porous terra cotta plastered on the under side, or by a covering of hollow tile with two air spaces at least one-half inch each between the wood and the under surface thereof, which under surface shall also be covered with a heavy coat of plaster.

Where pipes are used for the distribution of hot air in buildings such pipes must be made of bright tin and covered with three coats of asbestos, and the joints shall be double-seamed and not soldered. All floor registers must have a border made of the same metal as the register, holding the box at least one and one-half inches away from any woodwork. Box to be made double, with half-inch space between, and kept apart by proper separators.

Side wall register boxes to have double-seamed joints and double-seamed to cellar head or wall duct and held in place by scraps or ferrules at least one inch clear of the joist or studs.

Where hot air ducts are carried up in partition the studs shall be placed sufficient distance apart to leave one inch clear space between the pipe and the stud, the studding and all woodwork on either side of the pipes to be covered with tin or galvanized iron, the walls and ceiling where pipes are carried to be lathed with expanded metal lath lapping at least two inches over wood lath each side and securely fastened with staples not over two inches apart. Where ducts are carried between joists and floors the joists shall be lined with tin or galvanized iron. In every case the space shall be closed at each end of lead by bulkhead two inches thick to the full width of joist or stud and lined on side next to the pipe with tin or galvanized iron, and soffit to be lathed same as partition with metal lath.

No slip joints whatever allowed between cellar head and ground floor register box. Only one slip joint allowed where a straight duct extends from cellar to first floor, and two slip joints in total length of pipe where an offset is necessary between joists.

All slip joints to be three inches long, with cleats riveted on (not soldered) and closed corners.

All wall ducts, cellar heads and register boxes to be covered with three layers of asbestos paper and held away from woodwork by straps securely riveted or bolted to same. No wall ducts or register boxes to be placed in any building without the necessary cellar head or boot being attached to same in the manner heretofore specified, and said cellar head or collar to be left flush with the bottom of the joist.

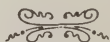
24. Cast iron columns shall not have a less diameter than five inches, or a less thickness of metal than three-quarters of an inch, nor shall they have an unsupported length of more than thirty times their least lateral dimension or diameter, except when they form part of an elevator enclosure or staircase. The top and bottom flanges, seats and lugs shall be of ample strength and be reinforced by fillets and brackets, and no lug, bracket or flange shall be less than one inch in thickness when fully finished. The flanges of all columns shall be faced off to a true surface perpendicular to the axis of the column, and where columns are used in tiers, one above the other, their ends shall be bolted together with not less than four bolts each not less than three-quarters of an inch in diameter. The core of a column below a joint shall not be larger at the flange than the core of the column above, the metal in the lower column to be cast with a taper toward the end not less than six inches in length, or a joint plate may be inserted if of sufficient strength to distribute the load.

All base plates for cast iron columns to be either turned or planed off on top so as to provide a proper bearing for the lowest column. All cast iron columns shall be thoroughly

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BURLAP BRICK	VITRIFIED BRICK
RUSTIC BRICK	LIME
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tested and inspected before being placed in position, and if the area of the cross-section of a column is reduced at any point by blowholes or other imperfections to the extent of ten per cent., or if the core has shifted so that the metal is more than one-quarter of an inch thicker on one side than on the other, such column is to be condemned. Test holes one-quarter of an inch in diameter are to be drilled in each column by the manufacturer, one on the upper and one on the lower side of the column as cast, to enable an inspection of eighteen inches from the center of the column.

No wrought iron or rolled steel column shall have an unsupported length of more than forty times its least lateral dimension, nor shall the distance between centres of rivets exceed in the line of strain sixteen times the thickness of the metal of the parts joined, neither shall the distance between rivets or other points of support at right angles to the line exceed thirty-two times the thickness of the metal. No wrought iron or steel column shall have metal in it less than one-fourth of an inch in thickness. The connections of all structural iron or steel work in buildings hereafter erected in the City of Vancouver shall be in conformity with the practice of the Carnegie, Trenton, Passaic, Pencoyd, Jones, Laughlin or other first-class rolling mills, as published in their manuals or hand books.

WEIGHTS OF MATERIALS.

Section 25.

For the purpose of computing the weight upon floors, walls, piers, columns and other supports, the following shall be taken as the weight of the materials:

	lbs.
Pine or hemlock (dry), per foot, board measure.....	2½
Pine or hemlock (green), per foot, board measure.....	4
Yellow pine (southern), per foot, board measure.....	4½
Yellow pine (northern), per foot, board measure.....	4
Douglas fir, per foot, board measure.....	3
Brickwork (ordinary) per cubic foot.....	112
Brickwork (pressed), per cubic foot.....	140
Stonework (mortar rubble), per cubic foot.....	150
Sandstone masonry (well dressed) per cubic foot.....	145
Granite or limestone masonry (well dressed), per cubic foot.....	165
Slating, per square foot.....	8
Tiles (plain), per square foot.....	18
Four-ply felt and gravel roofing, including framing, per square foot.....	15
Lath and plaster (one side), per square foot.....	9

SUSTAIN

Section 26.

1. The floors of all buildings shall be designed and constructed so as to have sufficient strength, according to rules hereinbefore given, to sustain the weights to which the proposed use of the buildings will subject them, and in addition to the weight of the materials of which a floor is constructed the live loads mentioned in the following paragraphs for the different classes of buildings shall be provided for every square foot of surface:

(a) Dwelling house floors fifty pounds.

(b) Hotels, apartment houses, tenements and boarding schools or other buildings used as dwellings, fifty pounds in the private rooms or apartments and seventy-five pounds in the halls.

(c) Public offices, dining rooms, cafes or rooms for public use, one hundred pounds.

(d) Floors in office buildings, seventy-five pounds, except halls, lobbies and other parts for common use of tenants, where it shall be one hundred pounds on all except the ground floor, which is to be proportioned for one hundred and twenty-five pounds.

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(e) Churches, theatres, public buildings and stores for light merchandise, one hundred pounds.

(f) Schoolroom floors, eighty-five pounds in rooms and one hundred pounds in corridors and lobbies.

(g) Floors of warehouses, factories and storehouses shall be proportioned to the load they are intended to carry, provided that all floors shall be constructed to support not less than one hundred and fifty pounds.

(h) For floors not included in this classification, and for floors subject to the vibration of machinery, or those of drill rooms, dancing and riding schools, or where they will be subject to stress from moving or suddenly applied heavy loads, the Inspector of Buildings shall determine the load they are to be proportioned for.

2. All new or renewed flat roofs shall be proportioned and constructed to bear safely a weight of forty pounds to the square foot in addition to the weight of the material with which they are composed, and all roofs rising at a greater angle than twenty degrees shall be constructed to carry a weight of twenty pounds to the square foot in addition to its own weight and to resist a horizontal wind pressure of thirty pounds per square foot of roof surface.

3. All wooden floor or roof joists, except in mill construction, shall be properly bridged, and the distance between bridging and walls shall not be more than eight feet.

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4. The owner, agent or occupant of every building existing or hereafter constructed devoted to the sale, storage or manufacture of merchandise shall affix and display conspicuously on each floor of such building a placard stating the load per square foot of floor surface which may be safely applied to that particular floor. If the strength of different parts of a floor varies there shall be such a placard for each varying part of the floor.

5. Occupants of buildings shall maintain such a placard during their occupation of the premises, and the owner or their agent shall cause the same to be removed when necessary.

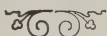
6. Architects for buildings of this class shall calculate and furnish the figures for such placards, such figures on change of tenants are to be submitted to and approved by the Inspector of Buildings before they are fixed upon the walls of the different floors of buildings, and any loading of the floors in excess of the weight allowed by the permit for the erection of the building, and placards above referred to, shall, upon conviction, subject the offender to the penalties of this By-Law.

7. All buildings having the flat roofs, over two storeys in height, shall have scuttles or bulkheads not less in size than twenty by thirty inches leading to the roof, with proper ladders or stairs leading thereto from the floor below, and the lid-cover or door of any scuttle or bulkhead shall not be fastened in such a manner that it cannot be readily opened from the inner side without the use of a key, nor shall the approaches thereto be fastened with other than a movable bolt on the inside. In buildings over four storeys in height the ladder or stairs shall be of iron or other incombustible material and be secured permanently in place so as to be at all times available, and the curbing and lid or cover of a scuttle hole or entire bulkhead, including door and frame of same, shall be covered with iron or other incombustible material.

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PENT HOUSES, ETC.

27. Pent houses used as enclosures for tanks and elevators and coverings for the machinery of elevators, or any other purpose whatever, hereafter erected on or above the roofs of buildings, shall be built of fireproof materials, or covered on all sides, including frames of doors and windows, with metal, and the roof shall also be constructed with incombustible material. All windows in a pent house, or any other projection above a flat roof, to have metal or metal-covered sashes, and the sashes to be glazed with heavy wired glass. Covers on top of water tanks placed on roofs may be of wood, covered with a sheet of metal or other incombustible material. Where party or division walls form a side or sides of a pent house they shall be carried up as fire walls at least eighteen inches above the roof of such pent house.

28. Tanks containing more than five hundred gallons of water or other fluid hereafter placed in any storey, or on the roof of any building now or hereafter erected, shall be supported on iron or steel beams of sufficient strength to safely carry the same.

All the beams shall rest at both ends on brick walls or on iron or steel columns on piers of masonry.

Underneath any said water tank or on the side near the bottom of the same there shall be a short pipe or outlet not less than four inches in diameter, fitted with a suitable valve having a lever or wheel handle to same, to discharge the weight of the fluid contents from the tank in case of necessity, unless tank water is to supply automatic sprinklers.

Such tanks shall be placed, where practicable, at one corner of a building, and shall not be placed over nor near a line of stairs, unless the stairs are enclosed with brick walls of sufficient strength to support the added load of the tank and contents.

Covers on top of water tanks placed on roofs, if of wood, shall be covered with tin.

SKYLIGHTS.

29. All skylights shall be constructed wholly of incombustible materials, and be glazed with a heavy skylight glass. Skylights located at the foot of light courts or light wells shall be made either of prismatic lights in iron frame, or glass not less than one-quarter of an inch thick set in metallic frames, and the glass shall be protected from falling bodies by a wire netting placed not less than six inches above it, the netting to be rigidly supported on iron or steel stanchions, such netting to be made of galvanized wire not less in size than No. 8 and mesh not coarser than one and a half by one and one-half inches. Skylights over the floors to which the public have access shall have a wire netting similar to the above, securely fastened in a horizontal position underneath them, or such skylight may be glazed with heavy wired glass. Photographers' skylights may be constructed without wire netting if metal and plate glass is used.

SNOW GUARDS.

30. All roofs so constructed and located that the snow which lodges on them is liable to slide from said roof to the street, sidewalk or road, or into any place where it would endanger public safety, shall be provided with sufficient snow guards to prevent this from taking place, and if snow lodges upon any cornice, gutter or any other part of a building and is liable to slide in such quantity as to endanger the public, it shall be at once removed by the owner, agent or occupant of such building, upon notice being given by the Building Inspector or any officer that such requires to be done.

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Section 31.

1. All buildings except dwellings shall have at least two stairways if the aggregate floor space is more than 3,000 square feet.

2. The aggregate width of stairways required for the various floor areas shall be as indicated in the table hereinafter set forth in the following sub-section. All stairways in buildings except dwellings shall be located as far apart as practicable and shall have hand rails on each side thereof, and no such stairway shall be a spiral stairway or have any winders. The width of the individual tread shall not be less than ten inches. Stairways which are over ten feet wide shall have double intermediate hand rails with end newel posts at least five and one-half feet high.

The bottom of each stairway shall be in the immediate vicinity of the top of the stairs leading to the next lower storey, and the line of travel from stairway to stairway shall be direct and easily accessible each to the other.

Every storey below street grade having an area of more than 3,000 square feet shall have not less than two stairways to the first storey, and each such stairway shall be not less than three feet wide; but where a basement or cellar is used for the retail sale of goods the stairway from such basement or cellar shall be in aggregate width as indicated in the table of stairways set forth in the following sub-section for the lower storeys of the same building.

3. The table of stairways for all buildings except dwellings shall be as follows, that is to say:

Buildings Area—	Aggregate Width of Stairways.			
	Square Feet of—			
	1st, 2nd, 3rd, 4th, Storey or Storeys.	5th, 6th, 7th, 8th, Storey or Storeys.	9th, 10th, 11th, 12th, Storey or Storeys.	13th, 14th, 15th, 16th, Storey or Storeys.
25,000.....	30 ft.	27 ft.	24 ft.	21 ft.
20,000.....	25 ft.	22½ ft.	20 ft.	17 ft.
14,000.....	19 ft.	17 ft.	15 ft.	13 ft.
13,000.....	17 ft.	15 ft.	13 ft.	12 ft.
11,000.....	16 ft.	14 ft.	12 ft.	12 ft.
10,000.....	15 ft.	13½ ft.	12 ft.	10½ ft.
9,000.....	14 ft.	12½ ft.	11 ft.	9½ ft.
8,000.....	13 ft.	11½ ft.	10 ft.	9½ ft.
7,000.....	12 ft.	10½ ft.	9 ft.	9 ft.
6,000.....	11 ft.	9½ ft.	9 ft.	9 ft.
5,000.....	10 ft.	9 ft.	8 ft.	7 ft.
4,000.....	9 ft.	8 ft.	7 ft.	6 ft.
3,000.....	8 ft.	7 ft.	6 ft.	6 ft.
2,000 and less.....	7 ft.	6 ft.	6 ft.	6 ft.

4. It shall be unlawful under any circumstances to obstruct the stairs or fire escapes, or the approach thereto, in any building, and no change in the position or construction of either shall be made until permission to do in accordance with this By-Law has been obtained from the Building Inspector.

5. In the buildings above referred to the aggregate width of doors opening at the street level shall be at least equal to the aggregate width of stairways hereinbefore specified, and such doors shall open outward and not be fastened during business hours, or while such buildings are occupied.

32. If a mansard or other roof of like character, having a pitch of over sixty degrees, be placed on any building exceeding thirty-five feet in height from the sidewalk or finished grade level it shall be constructed with iron or steel lath, or if constructed with wood rafter the space between the outside sheeting and the lath must be well filled with

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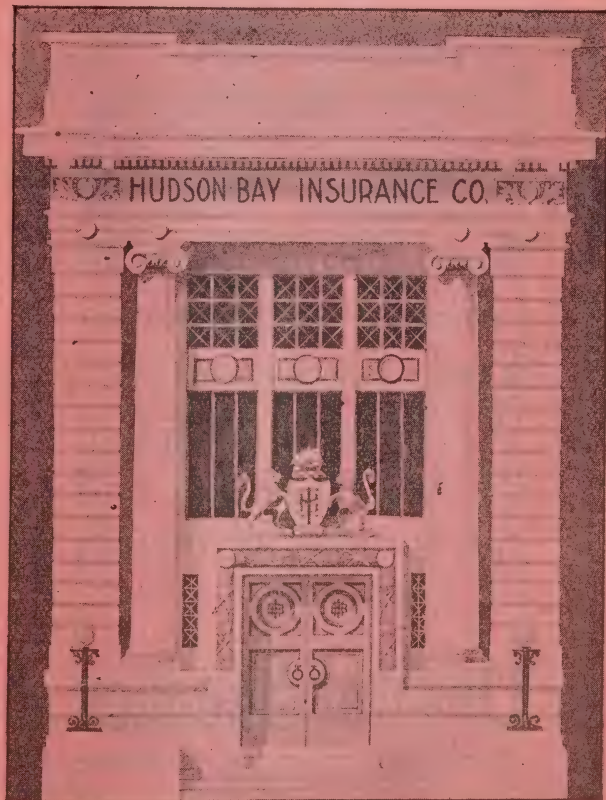


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mineral wood or other incombustible material, and the outside sheeting must be covered with metal, slate or tile, such covering to be put on in the manner herein called for in the section dealing with roofing. It is provided, however, that this section does not apply to a dwelling house or a frame building not over forty feet in height from the sidewalk or finished grade line to the highest point of the roof. It is also provided that in this By-Law a mansard is to be constructed a full storey and that no mansard shall be constructed more than one storey in height.

FIREPROOFING IRON OR STEEL COLUMNS.

33. All iron or steel columns under breast summers which support any portion of the external or party walls of any building over two storeys in heights shall be encased with not less than four inches of brickwork, or other incombustible material, provided that this section is not to be construed to include iron columns supporting breast summer immediately over street show windows in any store.

All iron or steel columns in any internal portion of non-fireproof building of which any portion is less than one-half inch in thickness shall also be encased to a thickness of at least three inches with fireproof material, which fireproofing is to extend continuously on such columns from bottom to top of the building, the covering of all lugs and brackets to be considered as being included in this requirement.

EXTERIOR CORNICES AND GUTTERS.

Section 34.

1. All exterior cornices, window sills, string courses and gutters on buildings hereafter erected, other than private dwellings, not more than two storeys in height, shall be built of incombustible material, the greater weight of which, if brick, stone or terra cotta, shall be inside the outer face of the wall upon which cornice or other projection rests. If a cornice or other projection is constructed of metal it shall be supported on and anchored to the walls with substantial wrought iron anchors and brackets, independent of any woodwork; the cornice over the show windows of all stores, warehouses or factory buildings are included in the cornices referred to in this section. In all cases the walls of a building shall be carried up to the roof planking, and where a cornice projects above the roof the walls shall be carried up to the top of the cornice.

2. The cornice of every building shall be separated from the cornice of an adjoining building by either the party wall corbelled out to a distance of two inches beyond all projections or by metal bracket having an interim fireproof filling at least 8 inches. This section shall not be construed to prohibit the use of a wooden cornice on buildings upon which a shingle roof is allowed.

3. All exterior wooden cornices that may now be or that may hereafter become unsafe by decay of material, or be damaged by fire to the extent of one-half the value thereof, shall be taken down, and if replaced shall be constructed of some fireproof material, but if not damaged to this extent may be repaired with same kind of material with which they were originally constructed.

ELEVATORS, HOISTS AND STAIRS.

Section 35.

1. Wherever freight or passenger elevators connecting the several storeys of a building used or occupied as a hotel, lodging house, apartment or tenement house, or for the sale, storage or manufacture of merchandise, are built without enclosing walls, there shall be at every floor through which they pass automatic doors. The automatic doors to be made so that they will remain closed at all times except when the

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elevator is passing each floor, the doors to be tin-lined on the under side and constructed so as to form a substantial floor surface when closed. If the automatic doors above described are not provided, then the elevator well hole shall be enclosed in none-fireproof buildings with an entirely self-supporting wall of brick or tile or of matched and dressed plank not less than two and three-quarters inch thick, extending from the foundation to a height of not less than four feet above the roof of the building in which such elevator is located, the plank to be lined on the inside with metal or plastered on metallic lath fastened to metal furring strips, and the inside of the shaft of all dumb waiters to have a similar protection against fire.

2. In buildings of fireproof construction the walls of partitions enclosing elevator shafts may be of light construction, but must be of incombustible material, which may be carried from storey to story upon the construction of the same. All elevator shafts and elevator enclosures of every kind shall have approved fireproof doors, which shall be made to open from the inside only, excepting the doors on the ground floor of the building, which shall have a lock to permit of same being opened from the outside. All elevator openings which are not surrounded by walls shall be provided with and protected by a substantial guard or vertical enclosure not less than three feet six inches in height, and the necessary gate or gates in same must be self-closing and fastening. The roof of each elevator shaft shall be formed by a skylight and have a ventilator at least one-twentieth the area of the shaft. Skylights and ventilators may be omitted where there are windows in shaft opening on streets, alleys or courts.

3. No elevator shall hereafter be constructed in the well hole of any stairway unless there be a fireproof wall between each elevator, and such stairway extending from the basement to a point not less than four feet above the roof level, elevator shafts in fireproof buildings alone excepted.

4. In existing buildings passenger elevators in open grill work may be erected in staircase enclosures where the entire space occupied by the stairs and elevators is enclosed in walls of brick or other incombustible material, provided that in warehouses, stores or factories all openings in the enclosing walls shall be provided with fireproof doors or wired glass, in metal frames, provided that nothing in this section shall apply to any building not over two storeys in height, nor to private dwellings or stores with private dwellings above the ground floor.

5. All buildings used for the manufacture, sale or storage of merchandise shall have the stairways enclosed with partitions of incombustible material, or dressed and matched plank not less than two and three-quarter inches thick, and the doors in such partitions shall be tin-covered or of other approved fireproof construction. In retail stores stairs may be open, but such enclosures and doors as are mentioned above must be provided on each floor at either the top or bottom of a stairway so as to obstruct and retard the passage of fire from one storey to another. If windows or lights are put in any portion of the partitions or doors above referred to the sash must be of metal and glazed with glass.

FIRE ESCAPES

Section 36.

1. Buildings which have the necessary number of fireproof stairways as hereinafter provided, and all fireproof hotels, schools, hospitals, detention buildings and office buildings and tenement, apartment and club buildings having more than one interior stairway, or two of which if there are two stairways, leading in a direct line to an entrance on the ground floors, and which are accessible from all intercommunicating hallways and provided with self-closing fireproof doors to cut off smoke, and all other fireproof buildings with two or more stairways, the occupancy of which contains nothing of haz-

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ardous risk or inflammable nature under this By-Law, and dwellings not over three storeys high, shall be exempt from the placing of fire escape under the provisions hereof.

2. Every building now occupied or built to be occupied by one or more families above the second floor, and every building already erected more than two storeys in height, to be occupied and used as hotel or lodging house, and having more than five sleeping rooms above the second storey, mill, manufacturoy, workshop or other building three storeys or more in height, or where provision is made to employ ten or more persons above the second floor of such building; and any public or private hospital, asylum or school house, place of instruction or assemblage more than two storeys high, which are not fireproof buildings, and every office building or any other building of any class occupied as above prescribed, having but one stairway and being three storeys or more in height, shall be provided with one or more metal fire escapes, extending from the first storey to the upper storeys of such buildings, and above the roof, and of such material and construction as hereinafter prescribed.

3. Number of escapes:

(a) Number of Occupants—All buildings prescribed in Sub-Section 2 shall be provided with standard fire escapes easily accessible by all the occupants of the building without passing through living or sleeping rooms which have doors fastened by locks or bolts, as remote from the stairway as possible. When the number of people accommodated in or occupying any such building does not exceed fifty above the second floor it shall be provided with at least one standard fire escape; if the number exceeds fifty but does not exceed one hundred the stairs of such fire escape shall be increased to twenty-four (24) inches and the balconies to forty-eight (48) inches in the clear; and when the number exceeds one hundred but not more than five hundred there shall be at least two such enlarged fire escapes; when there are over five hundred the number of escapes shall be one additional for every five hundred or part thereof.

(b) Floor Areas—Every building requiring fire escapes outside emergency stairs, as prescribed by this By-Law and for which no special provision is made as to the number of escapes required, or in which there is doubt as to the number of occupants to be provided for, shall have the required number of fire escapes or emergency stairs, in addition to the main stairs or other means of egress, determined according to floor areas served, as set forth in the following schedule; except that in case of fireproof office buildings not more than one escape shall be required, if not in conflict with any other provision of this By-Law. Standard fire escapes placed on buildings under the provision of this sub-section shall have stairs not less than twenty-four inches wide.

Class Building.	Height in Storeys	Maximum Number of Square Feet per Floor for one Escape	Provide One More Escape for Each Additional
1, 2, 3.....	3 and 4	25,000	15,000 square feet
	7 and 6	20,000	12,000 square feet
	7 and 8	15,000	10,000 square feet
	9 and 10	12,000	7,000 square feet
	11 and 12	10,000	5,000 square feet
	13 and 14	7,000	5,000 square feet
	15 and 16	5,000	5,000 square feet
	5 and 3	10,000	5,000 square feet

4. Fire escapes shall be proportioned to carry the "live" loads hereinafter prescribed and with balconies and rails as provided, bolted to the wall in proportioning the treads of stairs and rungs of ladders, a live load of not less than two hundred pounds per foot of length is assumed, and where a standpipe is used in connection with a fire escape, the weight

of a water column is allowed for with the "dead" load with a "live" load of two hundred pounds per square foot on each balcony.

5. Standard Fire Escape—Unless otherwise provided in Section 10, all fire escapes herein required shall be standard fire escapes.

The standard fire escape shall be that approved as the standard by the Building Inspector, which provides open metal return fire escapes with balconies forty-five inches wide at each floor above ground, balconies to take in two or more windows; the stairs connecting the balconies shall not be less than twenty-one inches in the clear between hand rails; hand rails shall be three feet high, measured plumb on balconies and in centre of treads; treads and risers shall be eight by eight inches; the lowermost balcony may be two feet above the sidewalk grade, with a straight wall run leading to the first landing next above. In lieu of the above, exterior fire escapes, if places upon buildings of the second grade occupied as warehouses, mills, workshops and factories may have the stair risers not exceeding ten inches high, with treads not less than six inches wide, from the topmost balcony to the roof an extension ladder shall run not less than twenty-one inches distant from the wall and extending above the roof twenty-one inches in goose-neck form down to the roof and bolted there.

Where the balcony is ten feet or more above the ground there shall be attached thereto a counterbalanced stairway extending to the ground. Said stairway shall be of the same construction, pitch and width, and be provided with two hand-rails, as the portion of the fire escape next above.

6. Straight run fire escapes with balconies under different windows at the different storeys may be placed on building the interior of which are so divided that they are properly accessible, provided that each balcony is not less than thirty inches wide and extends at least six inches beyond each window jamb. The stairway shall be run on solid walls and shall be at least twenty-one inches in the clear, with hand rail on both sides, the outer edge of the nearest hand rail shall be at least four inches distant from the wall, and be run from balcony to balcony without crossing a window or any other opening.

7. Distance of Stairs from Windows—The balcony floors of all fire escapes shall not be lower than ten inches below the top level of the sills or openings, and no fire escape stairs shall cross a window or other wall opening at a less distance than twenty-one inches from same, and on fire escapes requiring intermediate stairs and landings and such portions of the stairs nearest the wall shall be placed on blank surface of walls and piers.

Nothing in this section shall be so constructed as to prohibit the use of return fire escapes or emergency stairs in front of windows, with balconies as prescribed herein, when placed at right angles to the face of the wall, providing that no portion of such escapes shall be within four feet of any other window and that the stairs are not less than two feet wide.

8. Fire Escapes in Courts—No court less than eight feet in width above the first floor shall contain a fire escape.

Every court in which there shall be a fire escape shall have direct and unobstructed access along the surface of the ground to a street, alley or yard opening into the alley or street, without entering into or passing through or over a building unless by a four-foot fireproof passage on the court or ground level.

9. Ladder Escapes—Ladder escapes may be employed on the street fronts of existing non-fireproof buildings of any grade, if upon examination the Building Inspector and the Chief of the Fire Department find that structural features of such fronts prevent the erection of a standard escape.

Ladder escapes may be also employed on the street of all fireproof buildings occupied as public or private offices, hotels, warehouses or club houses.

When ladder escapes are used they shall extend from the grade to the roof as prescribed for stair escapes; the balconies shall take in not less than two windows, and shall never be less than thirty inches wide and six feet long if the ladder is parallel with the wall, and forty-five inches wide if the ladder is perpendicular. If the ladder is perpendicular the scuttle-holes, twenty-one by twenty-one inches in clear, shall be staggered in each alternate storey, provided that when ladder escapes are used they shall be at least eighteen inches in clear width between the uprights, with rungs not less than three-quarters inch spare spaced not over fourteen inches on centres. All ladders and scuttles of such fire escapes shall be opposite solid piers or portions of walls, and the edge of scuttle holes shall be at least six inches distant from the nearest window jamb; no ladder purporting to be placed as a fire escape shall be without balconies provided with hand rails three feet high.

10. All standpipes placed on the outside of buildings shall be provided with ladder escapes.

11. Stationary Ladders—All buildings requiring fire escapes shall have stationary iron ladders leading to the scuttle opening in the roof thereof, and all scuttles and ladders shall be kept so as to be ready for use at all times.

If a bulkhead is used in place of a scuttle it shall have stairs with sufficient guard or hand rail leading to the roof. In case the building shall be a tenement house the door in the bulkhead or any scuttle shall at no time be locked, but may be fastened on the inside by movable bolts and hooks.

12. Painting and Repair of Fire Escapes—Every new fire escape shall be painted with two coats of durable paint, one put on in the shop and the other at once upon the erection of such fire escape, and all fire escapes shall be kept painted and in good condition.

Section 37. Lighting and Gongs—The location of fire escapes in all buildings shall be conspicuously placarded during the daytime, and all hotels, factories, workshops, schools, detention buildings, assembly halls, theatres, and all other buildings requiring fire escapes which are occupied at nights shall have all public halls, stairways and passageways properly lighted, and at the head and foot of each flight of stairs and at the intersection of public and private halls with main corridors, and at the point of egress of each fire escape, shall be kept during the night a red light; and one or more proper alarms or gongs capable of being heard throughout the building shall always remain easy of access and ready for use in each of said buildings to give notice to the inmates in case of fire; and there shall be kept posted in a conspicuous place in every sleeping room a notice descriptive of such means of escape.

Section 38. Encumbrances on Escape—All fire escapes shall be kept free from encumbrance at all times, and it shall be unlawful to place encumbrances or obstruction or permit or cause encumbrances or obstructions to be placed before or upon any fire escape at any time.

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PARTY WALLS IN DWELLINGS

Section 39.

1. Semi-detached brick or stone dwelling houses in Limit "1" shall, irrespective of width, have a brick or stone party wall extending from the top of the foundation wall to the underside of the roof boarding, and this regulation shall also apply to Limit "2," where the distance from the inside face of the outside wall to the fact of the party wall exceeds seven feet four inches, and where buildings are erected in terraces or rows the distance from the inside face of the outside end wall to the fact of a brick party wall between two houses must not be more than thirty-one feet four inches, and this party wall shall extend up through and to a height of at least eighteen inches above the roof, and the cornices of the adjoining houses must be separated by a fire stop of brick or other incombustible material.

2. Where party walls are built thirty-one feet four inches or more apart, or so as to enclose two separate dwellings or tenements of not more than two storeys and attic in height, or thirty-five feet to the highest point of the roof, the stud partition around the party wall between these dwellings or tenements may rest upon a brick foundation wall not less than nine inches in thickness, which wall shall extend up to the top of the ground floor joists and rest upon a stone, concrete or brick footing not less than eighteen inches in width and six inches in thickness, but no openings whatever will be allowed in this wall and it must extend from the front to the extreme rear of the buildings and be built with hard clinker bricks, laid in Portland cement mortar, and the height from top of footing course to underside of floor joists must not exceed eight feet. The studs forming the party wall are not to be less than two by four inches square, and be placed at a slight angle not more than twelve inches apart from centres, and staggered so that the outer edge of every alternate stud will project not less than one inch beyond the face of the stud next it. The studding is to be lathed with an approved description of metal lath and the plastering to be not less than one inch in thickness when finished, and to extend in all places to the floor lie behind all base and wainscoting.

3. In all places throughout the partition the spaces between the studs must be filled from the head of the partition below or bottom of joists to a point at least six inches above the floor line with brick, terra cotta, concrete or other incombustible material, the material to be kept in place by wood blocking, which must be securely fixed between the joists on each floor or ceiling.

4. All party walls between dwellings or tenements in frame structures, whether rough cast, stuccoed or cased with brick or other incombustible material on the outside, to be constructed in all respects similar to the party walls in the foregoing paragraph.

5. Detached and semi-detached dwelling houses not more than two storeys and attic in height the extreme portion of which is distant at least two feet from the line of the adjoining lot may be erected in Limit 2, with the whole of that portion of the exterior walls above the first floor joist constructed of framework, provided the framework is covered with two thicknesses of ten-pound asbestos paper, if the paper is to be covered with shingles or plaster, or one thickness of similar asbestos paper if the covering is to be of tile, slate or other incombustible material.

APARTMENT HOUSES

Section 40.

By-Law No. 715.

By-law to amend By-Law No. 619.

The Mayor and Council of the City of Vancouver, in open meeting assembled, enact as follows:

Sub-Section 1 of Section 40 of the said By-Law is hereby repealed and the following inserted in lieu thereof:

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(a) The enclosing walls including the walls of light courts of all apartments or tenement house, having more than three apartments of five rooms each, or fifteen rooms in all (exclusive of bath rooms, closets and pantries), on each floor, and being three storeys or over in height (not including basements), shall be made and constructed of brick, stone or like incombustible material.

(b) The floors in such apartment house shall be of double construction; the first or under floor shall not be less than one and one-half inch matched or splined flooring, covered with two thicknesses of asbestos paper not less than ten pounds to the 100 square feet, and seven-eighths inch matched flooring over, the partitions dividing the apartments, also corridor apartments, and the enclosures of stairs and elevators shall be composed of incombustible material, or of not less than two and three-quarter inch splined or matched wood.

No suite of apartments in such apartment house except the janitor's quarters shall be installed in the basement; any building the ground floor of which is used for stores or mercantile purposes, and having apartment or tenement houses on the floors above, and being over two storeys in height (not including basement), shall not be of lower standard of construction than that defined in Sub-Section 41 of Section 13 of this By-Law.

(c) All apartment or tenement houses not of fireproof construction, and having more than six apartments on each floor, shall have a brick fire wall which shall be constructed so as to have not less than a wall composed of one brick thick dividing the building into two or more sections.

(d) All apartment or tenement houses being built in height of two storeys (not including basement), and having more than four apartments of five rooms each, or twenty rooms in all (exclusive of bath rooms, pantries and closets on each floor), shall be constructed in accordance with the same standard as that allowed for three-storey buildings.

(e) In any building the ground floor of which is used for stores or mercantile purposes, and having apartments or tenements on the floors above and being of two storeys (not including basements), the flooring of the storey above the stores shall be the same as that allowed for three-storey buildings.

(f) All rooms, including the bath rooms, shall have one or more windows, which windows in area shall equal at least ten per cent. of the area of such room or rooms; such windows shall open to the outside air and shall be so constructed that at least fifty per cent. of the area of such windows can be opened.

(g) No inside light wells shall be allowed.

(h) All light courts must be extended to the outside walls, and in no case shall such wells be less in size than ten per cent. of the area of the building, except when the buildings in which such light courts are constructed is situated at a corner of two or more streets or a lane, in which case at least five per cent. of the area of such buildings must be allowed on the side not abutting on such street or lane.

Done and passed in open Council this the 14th day of March, A. D. 1910.

WM. McQUEEN, City Clerk.

(Signed) L. D. TAYLOR, Mayor.

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BY-LAW No. 778**By-Law to Amend By-Laws Nos. 619 and 715.**

The Mayor and Council of the City of Vancouver, in open meeting assembled, enact as follows:

1. By-Law 619 is hereby amended by striking out all the words in Section 8 after the figure "8," in the first line thereof, down to and including the word "otherwise," in the fifth line thereof, and inserting in lieu thereof the following words:

"In Fire Limits No. 2 wooden buildings which have not depreciated beyond 35 per cent. of their value may be moved to a point not exceeding 60 feet from the street line at the front of the lot on which they are situated, but in no case shall any building be moved to any other lot situate within Fire Limits No. 1 or Fire Limits No. 2."

2. Sub-Section 1 of Section 15 of said By-Laws is hereby amended by adding thereto the words "Except in Fire Limits No. 2 as defined in this By-Law."

3. Section 107 of By-Law 619 is hereby repealed and the following section inserted in lieu thereof:

"(a) No permit shall be granted to remove any wooden building from any part of Fire Limits No. 1 to any other part of Fire Limits No. 1, or to any part of Fire Limits No. 2, subject to the provisions of this By-Law.

"(b) The remodeling, enlarging and reconstruction of any wooden building situated within Fire Limits No. 1 and Fire Limits No. 2 shall be deemed and considered to be a reconstruction thereof, and any such building shall be so constructed as to comply with a standard of buildings required by this By-Law to be constructed in said Fire Limits.

"(c) In all cases where a permit is granted to move a building back from the street line for the purpose of erecting another building, such building must comply with the requirements of buildings erected in that district, and any building so moved shall be used separately from the one built in front of it; space must be provided for and a passage or alley not less than four feet in width to run from the street to the building in the rear, and at least ten feet clear space left between the two buildings.

"(d) Subject to the provisions of this By-Law, any repairs to a building which it is necessary to execute, to the extent of twenty per cent. or more of the value of such building, shall be deemed and considered a re-erection of such building.

"(e) In Fire Limits No. 2 one-storey wooden buildings may be raised to allow of another storey being built underneath for residence purposes only, but in no case shall such building exceed in height 26 feet, as defined in Sub-Section 10 of Section 13 of By-Law No. 619, or shall the ceiling of the lower storey exceed ten feet in height above the sidewalk level."

4. Section 140 of By-Law 619 is hereby repealed, and the following section inserted in lieu thereof:

"The fees to be paid for the erection, alteration, repair or removal of any building shall be as follows:

"For the erection, alteration, repairs or removal of any building the cost of which does not exceed \$1000, \$1.50.

"Dwelling houses costing over \$1000 and not exceeding \$5000, \$2.50.

"For each additional \$1000, 50 cents extra.

"For all buildings other than dwellings costing over \$1000 the fee shall be 12 cents per 100 square feet for the ground floor and 8 cents per 100 square feet for each additional floor, not including basement.

FIREPROOF SHUTTERS

Section 46. All warehouses, workshops or buildings used for factory purposes which are two storeys or more in height above the sidewalk or curb level, shall have doors or shutters made of fireproof material on every window and entrance when the same does not open on the street, the whole to be sufficient to prevent fire from entering building by such window or entrance, and to be submitted to the Chief of the Fire Department.

STANDPIPES, LADDERS AND BALCONIES

Section 47. Every building hereafter erected of greater height than seventy-five feet, but not exceeding one hundred and fifty feet, shall be provided with a four-inch standpipe running from the cellar to the roof. And all buildings of greater height than one hundred and fifty feet, now or hereafter erected, shall be provided with standpipes not less than six inches in diameter running from the cellar to the roof, and with one two and one-half inch outlet with hose attached thereto, on each floor, including the basement, cellar and roof, and placed as near the stairs as practicable, but no outlet shall be placed more than five feet above the floor level.

All buildings of the second grade over three storeys high, but less than seventy-five feet in height, and all buildings of the third grade having two or more families or suites of apartments above the third floor, but less than seventy-five feet high, shall be provided with valves and outlets on each floor as herein prescribed, except that attached to the regulation outlets there may be reducers fitted with one and one-half inch hose in lieu of the two and one-half inch standard. Nothing in this section shall be so construed as to prevent the use of one and one-half inch or two-inch hose connection or hose with proper reducers attached to the two and one-half inch regulation outlet in any other building or part of a building, provided the use of such shall not be in conflict with any regulation of the Fire Department.

1. The standpipes are to be not less than three inches in diameter, and be provided with a direct connection with the street water main and shall extend to and above the roof or flat and into the attic portion of a building having a pitched roof.

2. Each standpipe to be provided with a two-way and two and one-half inch automatic siamese at the bottom, with connections about three feet above the grade or sidewalk level outside the building for steam fire engines, and said standpipes to be provided with valves and two and one-half inch outlets, with at least fifty feet of rubber-lined hose attached at each outlet on each floor, and on and in roof portion, also be furnished with all necessary valves and standard couplings, the whole to be submitted to the Chief of the Fire Department for approval.

3. In all portions of buildings more than two storeys in height, used or occupied for store, warehouse workshop or factory purposes, there shall be provided a separate and distinct system of automatic sprinklers, with fusible plugs, independently supplied from the street main or pressure tanks, and shall be submitted to the Chief of the Fire Department for approval.

CHURCHES, THEATRES AND PUBLIC BUILDINGS

Section 49. No building shall be opened to the public for theatrical or operatic purposes, or for public entertainments of any kind, until the requirements of this By-Law have been satisfactorily carried out, and the Building Inspector shall in such cases refuse to issue any license for such purposes until this By-Law has been complied with.

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THEATRES PROHIBITED FOR CERTAIN USES

Section 50.

1. No portion of any building hereafter erected or altered so as to be used for theatrical or operatic purposes, or for public entertainments of any kind where stage scenery and apparatus are employed, shall be occupied or used as a hotel, boarding or lodging house, factory, workshop, or for storage purposes, except so far as may be hereinafter provided for. This restriction relates not only to that portion of the building which contains the stage, but applies to the entire structure in conjunction therewith.

2. No store or room contained in the building or offices, stores or apartments adjoining, shall be let or used for carrying on any business dealing in articles designated specially hazardous in the classification of fire underwriters.

3. No lodging accommodations, except for the janitor, shall be allowed in any part of the building communicating with the auditorium.

WHEN BUILDING IS ON A CORNER LOT

4. When on a corner lot that portion of the premises bordering on the side street, and not required for the uses of the theatre or public hall, may be used as offices and stores, providing the walls separating this portion from the theatre are fireproof and carried up solidly to and through the roof, and that a fireproof exit is provided for the theatre or place of public assemblage, on each tier communicating with balconies and stairways leading to the street, in the manner provided elsewhere in this By-Law. The said passages shall be entirely cut off by fireproof walls from the said offices and stores, and the floors and ceilings in each tier shall in all cases be fireproof.

5. The front portion of any theatre building, or other building as above mentioned in this By-Law, may also be used for the purposes of offices and stores, provided that said offices and stores are made fireproof with solid walls above the ground floor separating the portion so used from the theatre proper, and that the exits and entrances to the theatre proper are made in conformity with the provisions hereafter specified.

CLASSES OF BUILDINGS

Section 51.

1. Every building hereafter erected to be used as a public hall or theatre, with seating capacity less than two thousand persons, may be a second-class building and be built in ordinary construction, except such portions as may be hereafter specified to be fireproof; but if the seating capacity exceeds two thousand persons it must be a first-class building and of fireproof construction throughout, except wood floor boards and the necessary sleepers to which the same may be fastened, but such sleepers shall not mean timbers to support.

2. Frame churches containing rooms under the auditorium shall have all parts below the floor line of such auditorium built of second-class construction; otherwise the construction of churches shall be the same as provided for Public Assembly Halls. All non-fireproof spires to be no more than seventy-five feet above floor line, and all non-fireproof spires and the body of all frame churches shall be not less than twenty feet from any other building, nor shall any one-storey frame church, if without a basement, exceed six thousand square feet in area. If the twenty feet of vacant ground, before mentioned as one of the conditions upon which the building of spires having a combustible framework is permitted, shall be built upon, then such spire shall be taken down.

3. The capping of gallery fronts may be of wood, and wood wainscoating may be used to a height of six feet, provided the space between the wainscoating and the wall is filled solid with fireproof materials, but all lathing and furring of any kind whatever used must be fireproof, and none of the walls or ceiling shall be covered with wood sheathing, canvas or other combustible substance in any building of the first class.

Section 52. The ground floor of any auditorium in which stage scenery and apparatus is employed, where it connects with the lobby or foyer, shall not be of a greater height above the street vestibule than four feet, the said street vestibule to be not more than one foot above the grade of the sidewalk at the central point.

Section 53. No auditorium in any public building having a seating capacity of more than one thousand persons shall have the highest part of its main floor at a greater distance than eight feet above the adjacent street sidewalk or the ground line adjoining the walls of the buildings.

Section 54. No room in any building having a seating capacity for five hundred or more persons, but less than one thousand, shall have the highest point of its main floor more than thirty-three feet above the adjacent street sidewalk or ground line adjoining the building.

Section 55. No room in any building having a seating capacity for two or more hundred persons, but less than five hundred shall have the highest point of its main floor more than forty-six feet above the adjacent street sidewalk or ground line adjoining the building.

Section 56. Notwithstanding the provisions of the three last preceding sections, rooms containing less than five hundred seats in fireproof buildings may be located in any storey thereof, but in such case there shall be at least two flights of stairs from the floor in which such room is located to the street sidewalk or ground, and the width of such stairs shall not be less than five feet in the clear each.

Section 57. Every theatre, opera house or other building intended to be used for theatrical or operative purposes, or for public entertainment or assemblage of any kind, shall have at least one front on the public highway or street, and in such front there shall be suitable means of entrance and exit for the audience.

Section 58. In addition to the aforesaid entrances and exits on the street there shall be reserved for service in case of an emergency an open court or space, open to the sky on the side not bordering on the street when said building is located on a corner lot, and on both sides of said building when there is but one frontage on the street.

2. The width of such open court or courts shall not be less than seven feet where the seating capacity is not over one thousand people; above one thousand and not more than eighteen hundred people, eight feet in width, and above eighteen hundred people, ten feet in width. In the case of theatres or other buildings in which stage scenery and apparatus are employed the said open court or courts shall begin on a line with or near the proscenium wall and shall extend the length of the auditorium proper to or near the wall which must be built to separate the same from the entrance lobby or vestibule, and the open court or courts for other places of public assemblage must be the full length of the auditorium proper.

SEPARATE CORRIDORS TO THE STREET

Section 59.

1. A separate and distinct corridor shall continue to the street from each open court, through such superstructure as may be built on the street side of the auditorium, with con-

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tinuous walls of brick or fireproof materials on each side the entire length of the said corridor or corridors, and the ceiling and the floor shall be fireproof.

2. The said corridor or corridors shall not be reduced in width to more than two feet less than the width of the open court or courts, and there shall be no projection in the same; the outer openings to be provided with doors or gates opening toward the street.

3. The said open courts and corridors shall not be used for storage purposes, or for any purpose whatsoever except for exit and entrance from and to the auditorium and stage, and must be kept free and clear during performances.

FLOOR LEVEL OF CORRIDORS

Section 60. The level of the said corridors at the front entrance to the building shall not be greater than one step of eight inches above the level of the sidewalk (street), and there shall not be more than one step of eight inches from the ground floor of the auditorium to the floor of the open court.

GRADE IN CORRIDORS AND OPEN COURTS

Section 61. To overcome any difference of level existing between exits from the ground floor auditorium into the level of the street and sidewalk gradients may be employed in the corridors and courts to the extent of one foot in ten feet, but there must be perpendicular rises.

Section 62.

1. From an auditorium opening into an open court or space, or on a side street or lane, there shall be emergency exits from the ground floor auditorium, balcony and each and every gallery to such open courts, spaces, streets or lanes. The aggregate width of each side of the auditorium of such emergency exits shall be at least one-half of that provided for the main exits, but no emergency exit door shall be less than three feet six inches in the clear, and if an exit opening over five feet six inches in width is necessary to meet the requirements two or more exit doorway openings must be provided. If not possible to have such emergency exits in each side of the auditorium, then the number and width are to be increased so as to be at least equal to the main exits.

2. All of said doors shall be made in two leaves and shall open outwards, and the fastenings during each performance and until the entire audience has left or vacated the buildings must be such that an applied pressure of twenty pounds will either unfasten or break them and allow the doors to swing open to their full width. All fastenings to be arranged so that the clothes of persons passing through the doorways can not catch upon them and that they will not obstruct or in any way prevent instant and easy egress through the said doorways.

3. All exit openings shall have the word "EXIT" painted over them with luminous paint, in letters at least six inches high, on the auditorium and stage side, and no drapery shall be placed on any exit doorway opening.

4. In the brickwork immediately above each and every exit door frame there shall be constructed an opening extending entirely through the wall from the auditorium to the outside, the said opening to be not less than six inches in diameter inside and twelve inches at the outside of the wall, and in the opening there shall be inserted at a distance of not more than four and one-half inches back from the inside face of the wall a red glass not less than six inches in diameter, the glass to be not less than three-quarters of an inch thick and to be securely fastened to the brickwork. No obstruction whatever is to be placed in front of or allowed to remain in this opening, either inside or outside the glass, except the lamps or lights on the outside, hereafter specified for.

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LAMPS OR LIGHTS OVER EXIT OPENINGS

Section 63.

1. There shall be provided over each and every exit door, immediately opposite the centre of the openings provided for in the preceding section and at a distance of not more than twelve inches from the face of the wall, a gas bracket or electric light with a reflector on either side of such if considered necessary, said lamps or lights to be fed from the independent mains having no connection whatever with the lighting system of any other portion of the building, and these lamps or lights shall be controlled from the box office, and only from that particular place. Said lamps to be lighted not later than immediately before the commencement of a night performance or entertainment and to be kept lighted until the entire audience has vacated the premises.

2. During the entire performance, and until the audience has vacated the building, the doors or gates at the street entrance to a corridor leading to an open court or to an exit door in the side of an auditorium shall be kept full open with proper fastenings; at other times they may be closed and fastened with movable bolts or locks; but no gate or door, when open, or door frame, shall project beyond the side walls of the corridors.

BALCONIES

Section 64. There shall be no balconies less than four feet in width in the clear, in the open courts hereinbefore specified for, at each level or tier above the parquet or ground floor of the auditorium, and of sufficient length to embrace either the one or more exits previously specified to be provided, on each side of the auditorium, for the balcony and each and every balcony.

OUTSIDE STAIRCASES

Section 65. The staircases from these balconies shall extend to the ground floor of open court, and shall not be less than thirty inches in width in the clear, the steps to have a rise of not more than eight and one-half inches and the treads to be nine inches in width exclusive of the nosing, and an independent staircase to be provided for each and every balcony.

2. No staircase to a balcony shall extend more than eleven feet without a level landing, which shall not be less than four feet in length if in a straight line, or if at a turn not less than five feet in width and double the width of the stairs.

3. When one side of a building borders on a public highway there shall be stairways and balconies of like capacity and kind as heretofore mentioned, and the building set back or recessed far enough to admit of such stairways being constructed without encroaching on any part of the public street, alley or courtway. If situated so that the building has three street fronts exits must be from the three street fronts, the whole constructed with recesses as above described.

4. All the above mentioned balconies and staircases shall be constructed of steel or iron throughout, including floors and steps.

5. All balconies and outside stairs to be provided with substantial metal hand rails, and the entire work is to be of ample strength to sustain the load to be carried. All outside balconies and stairs to be kept free of obstructions of all kinds, including snow and ice.

Wherever any such emergency stairway passes over an exit door or window, or other opening, said stairway shall be completely enclosed on the soffit for a space of five feet greater in width than said opening, by iron, steel or other incombustible material.

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ENTRANCE AND EXITS

Section 66. Distinct and separate places of exit and entrance shall be provided for each gallery above the first balcony. A common place of exit and entrance may serve for the main floor of the auditorium, and the balcony, provided its capacity is equal to the aggregate capacity of the outlet from the main floor and the said balcony.

Section 67. All doors of exit or entrance shall open outwardly and be hung to swing in such a manner as not to become an obstruction in any passage or corridor, and no such doors shall be closed and locked or fastened in any way during any entertainment or when the building is open to the public.

CORRIDORS, PASSAGES AND HALLWAYS.

Section 68.

1. The widths of exit and entrance doors, corridors, passages and rooms for the use of the audience, not including aisle space between seats, on each floor or gallery, shall be sufficient to contain the entire number to be accommodated on said floor or gallery, in the ratio of one hundred and fifty feet of space for every one hundred persons.

LOBBIES, CORRIDORS AND PASSAGEWAYS TO BE FIREPROOF

Section 69. In every building intended to be used for theatrical or operative purposes, or for public entertainment of any kind, where there are rooms or apparatus above the corridors, lobbies or hallways, the walls of all such corridors and lobbies extending from the street entrance as far back as the wall herebefore specified, shall be built to separate the auditorium proper from the entrance lobby or vestibule, also the walls of all corridors or hallways leading either from the main corridors or from the street entrance to any galley up stairs, shall be built of brick or some other incombustible material, and the floors and ceiling of all such corridors, lobbies and hallways shall be also of fire proof construction.

AISLES

Section 70.

1. All aisles on the respective floors in the auditorium having seats on both sides of the same shall not be less than three feet wide where they begin and shall be increased in width toward the exits in the ratio of one and a half inches to five running feet; aisles having seats on one side only shall not be less than two feet six inches wide at their beginning and be increased in width the same as aisles having seats on both sides. Where there are emergency exits on one side only of the auditorium cross aisles shall be provided not more than fifteen rows of seats apart on the ground floor and not more than twelve rows apart in the balcony and galleries.

STEPS IN AISLES

2. Steps shall be permitted in aisles only as extending from the bank to bank of seats, and wherever the rise from bank to bank of seats is less than six inches the floor of the aisle shall be made as an inclined plane, and where steps occur in aisles or corridors outside the auditorium they shall not be isolated, but shall be grouped together, and there shall be a light at or near every place where there are steps in enclosed aisles or corridors.

3. All platforms in galleries formed to receive the seats shall not be more than twenty-one inches in height of risers, not less than thirty inches in width of platforms.

Section 71. No aisle, passageway, alley or approach in or leading to any church, theatre, hall or other buildings used for a place of worship, public meeting or place of amusement shall be obstructed or occupied by any camp stool, chair, sofa, hinge seat or any obstruction whatever during the occupation of same by any public assemblage; and no person shall be allowed to stand in or occupy any aisle, passageway, stairway, alley or approach during any performance, service, exhibition, lecture, concert or public assemblage of any kind.

SEATS

Section 72. All seats on the main floor of the auditorium shall be not less than thirty-two inches from back to back, measured in a horizontal direction, and no seat shall have more than six seats intervening between it and an aisle on either side. All seats excepting those contained in the boxes shall be firmly secured to the floor.

STAIRS

Section 73. Stairs in all public buildings shall be in width equivalent to eighteen inches for every one hundred persons of the seating capacity of such building, fractional parts of one hundred being in each case counted as a full one hundred seats, but no single stairway in such building shall be less than five feet or more than ten feet wide in the clear, and stairways from galleries must be placed as far apart as possible, and a separate and distinct stairway or stairways must be provided for every gallery.

2. All enclosed stairways shall have strong rails on each side, securely fixed to the walls, about three inches therefrom, and about three feet from the stairs.

3. All stairways ten feet and over in width shall be provided with a centre hand rail of hard wood or metal, not less than two inches in diameter, placed at a height of about three feet above the centre of the treads, and supported on wrought iron or brass standards of the necessary strength, the standards to be placed not more than four feet apart and be securely bolted to the treads or risers of stairs, or to both, and at the head of each flight of stairs on each landing the post or standard to which the rail shall be secured is to be at least six feet in height.

4. No stairway shall ascend a greater height than eleven feet without a level landing, which, if its width is in the direction of the run of the stair, shall be not less than four feet wide, or if at a turn of the stairs shall not be less width than that of the stairs, nor shall there be less than three risers between any two landings or between any floor and any landing, and in no case shall the risers of any stairs exceed seven and one-half inches in height, nor shall the treads, exclusive of the nosings, be less than ten and one-half inches wide in a straight stairs.

5. When straight stairs return directly on themselves a landing of the full width of both flights shall be provided, and the outer line of landings shall be curved to a radius of not less than two feet to avoid square angles. Stairs turning at any angle shall have a proper landing without winders introduced at said turn.

6. No circular or winding stairs for the use of the public will be permitted.

7. All stairways for the use of the audience other than those from the first balcony shall, in public halls or theatres with a seating capacity of more than seven hundred and fifty persons, be built entirely of incombustible materials in the storeys through which they pass, and the openings from such stairways to each tier shall be in the full width of said stairway. Stairs leading to the first or lower gallery may be left open on one side.

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8. No door shall open immediately upon a flight of stairs, but a landing at least the width of the door shall be provided between such stairs and such door.

STAIRWAYS TO PUBLIC HALLS

Section 74. Every room or public hall in a second-class building having the highest point of its main floor more than thirty feet below the adjacent street, sidewalk or ground line adjoining the building, and seating five hundred persons and not more than seven hundred and fifty persons, shall have at least two separate and distinct stairways for ingress and egress, and if the seating capacity is between seven hundred and fifty and one thousand persons three separate and distinct stairways must be provided in all cases, the stairs to be placed as far apart as possible, and both the stairs and walls enclosing same, also the walls and floors of passages leading therefrom, and ceilings over said stairs and passages, shall be of fireproof construction, and the minimum width of same to be not less than that herebefore provided.

Section 75. Every room or public place of assemblage in a second-class non-fireproof building, having the highest point of its main floor more than thirty-three feet and not more than forty-six feet above the adjacent street sidewalk or ground line, with a seating capacity of more than two hundred and not more than five hundred persons, shall have at least two separate staircases for ingress and egress, and the staircases and passages leading therefrom shall be enclosed with wall of brick or other incombustible material.

Section 76. At least two independent staircases with direct exterior outlets shall be provided for the service of the stage in all theatres and places of public entertainment where stage scenery and apparatus is employed, the staircases to be located on opposite sides of the stage, and the doorways to staircases to be not less than three feet six inches in width in the clear.

PROGRAMMES.

Section 77. The owner, lessees or manager of every theatre or public hall in which an entertainment or performance for which programmes are issued is to take place shall cause a diagram of each floor and gallery in the said auditorium to be printed in heavy black lines on the programmes of the said entertainment or performance, the diagram to clearly indicate the position of the exits from each floor and gallery.

ACCESS TO SPACE UNDER GALLERIES TO BE PROVIDED

Section 78. In all theatres and public buildings where the galleries and ceilings immediately below are constructed of non-combustible materials and the galleries are built up a sufficient height above the ceiling at any point to allow the entrance in any way of a person, doors or hatches in the said walls of said galleries must be provided on each side of the auditorium. The said doors or hatches to be hinged to open inwardly, and the doors to be covered with tin or some other incombustible material, and both doors and fastenings to be of sufficiently light construction to enable the breaking in of them, in case of emergency, to be accomplished with comparative ease.

Section 79. If in any non-fireproof public building there is a space between the ceiling joist over the auditorium and the under side of the roof rafters, sufficient to admit of the entrance of a person in any way, doorways or hatches must be provided to give access to such space. The doorways or hatches shall be located in the vicinity of the landings at the head of the stairways to each upper gallery, and a stairway or substantial iron stepladder must extend from said landing

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to the doorways or hatches. In the case of a stepladder being used, it may be hinged and counterweighted so as to remain up at the ceiling, if necessary, when not in use, but in such case a substantial wire rope or chain must be attached to it extending to within easy reach from the floor below, so as to enable the said ladder to be pulled down and utilized at any time. The doors or hatches to be constructed in a similar manner in all respects to those specified for in the preceding section, and to open upwards.

PROSCENIUM WALL

Section 80. In every theatre, or other building where stage scenery or apparatus is employed, there shall be a wall between the auditorium and stage of brick or other incombustible material, and of the same thickness as that called for in the outside walls, and in non-fireproof buildings this wall shall extend to a height of six feet above the stage roof or the auditorium roof if the latter be higher; the top of the wall in all cases to be coped with incombustible material. There shall be no openings through this wall except the proscenium opening, and not more than two others to the auditorium, which openings shall be located at or below the level of the stage. These latter openings shall not exceed twenty-one superficial feet, and they shall have doors on each face of the wall; if of wood the doors shall be lined with tin, and in any case they shall be securely hung to rebatted iron frames or rebates in the brick wall. The doors must be self-closing and shall be hung so as to be opened from either side at all times. Direct access to these doors shall be provided on both sides, and the same shall be kept free from any obstruction or encumbrance whatever. Iron ladders or stairs securely fixed to the wall on the stage side shall be provided to overcome any difference of level existing between the floor or galleries on the stage side of the fire wall and the floor level adjoining the doorways in the auditorium.

1. Above the proscenium opening there shall be a steel or iron girder of sufficient strength to safely support the weight above, and the same shall be properly covered with fireproof materials so as to protect it from injury by heat. There shall also be constructed a substantial relieving arch over the girder, the intervening space between the arch and the girder to be filled in the full thickness of the proscenium wall with hard burnt brick.

2. The arch to be provided with steel or case iron skew-backs and be tied together with wrought iron or steel rods of sufficient strength to resist the horizontal strain, or the rods can be omitted and the skew-backs secured to the top of the steel girder above specified, provided the requisite number of rivets to safely resist the horizontal strain are put in and that the material area of the flanges of the girder is made sufficient to safely resist the maximum strain which can come upon it.

PARTITIONS

Section 81. All walls separating the auditorium of any theatre or other public building from any entrance vestibule, lobby, corridor, refreshment or other rooms shall be built of brick or other incombustible material.

PROSCENIUM FRAME TO BE FIREPROOF

Section 82. The moulded frame around the proscenium opening shall be formed entirely of fireproof materials; if metal be used the metal shall be filled in solid with non-combustible material, and the whole to be securely fastened to the wall with wrought iron anchor.

FIREPROOF CURTAIN

Section 83. The proscenium opening shall be provided with a metal curtain, or a curtain of wire-woven asbestos or other fireproof material, which in all cases is to be submitted to the Building Inspector for his approval. The curtain shall project at least one foot on each side beyond the opening, and be made to slide at each end within iron grooves, the iron forming the grooves to be securely fastened to the brick wall, and the curtain shall extend into the grooves not less than six inches on each side. The said fireproof curtain shall be placed at least three feet distant from the footlights at the nearest point, and it shall be raised at the commencement of each performance and lowered at the close of every act or intermission during said performance.

CONSTRUCTION OF STAGE

Section 84. The framing of the floor of every stage upon which movable scenery is to be used shall be of iron or steel. The stage floor may be of wood, but shall not be less than three and three-fourths inches thick.

2. The entire floor construction and floor of fly galleries and rigging lofts, and all railings and supports and stanchions thereon, also all sheaves and pulleys and their supports, shall be of steel or iron.

3. All woodwork, including the under side of all flooring on the stage side of the proscenium wall, and all scenery and woodwork used on or about the stage, shall be coated with fireproof paint, which shall be submitted to the Building Inspector to have its fire-resisting qualities tested and approved of before being used. Curtains and decorations made of combustible material shall be painted or saturated with a proper non-combustible material.

4. If a structure of any kind or for any purpose whatever is erected over the auditorium of a theatre or ceiling of any public place of assemblage having a seating capacity of five hundred persons or more, the floor of the same forming the ceiling of the theatre or public hall shall be constructed of fireproof materials throughout, and if the highest point of the main floor of the place of assemblage is more than eight feet above the adjacent street sidewalk or ground line adjoining the walls of the building the floor and walls of said public hall, and the walls, floors and ceilings of passages leading thereto, must also be of fireproof construction.

WORKSHOPS, STORAGE ROOMS, ETC.

Section 85. No workshops, storage or general property room shall be allowed above the auditorium or stage or under the same, or in any of the fly galleries of any theatre or public hall in which fixed or movable scenery is used. All of said rooms or shops may be located in the rear or at the side of the stage, but in such cases they shall be separated from the stage by a fireproof wall, and the openings leading into the said portions shall have fireproof doors one each side of the opening hung to iron eyes built in the wall.

DRESSING ROOM PARTITIONS

Section 86. The walls separating the actors' dressing rooms from the stage, and the partitions dividing the dressing rooms, together with the partitions of every passageway from the same to the stage, shall be constructed of fireproof material. All doors from the stage to the said dressing rooms shall be of fireproof construction, as herein already described.

DRESSING ROOMS IN FLY GALLERIES

Section 87. Dressing rooms may be placed in the fly galleries if proper exits are provided therefrom to the fire escapes in the open courts, and all partitions and doors in connection with the said dressing rooms, and all shelving and cupboards therein, also all stairs leading to the same, shall be constructed of approved fireproof materials.

FLUE PIPE OVER STAGE

Section 88. There shall be over the stage of every theatre or public place of amusement, in which fixed or movable scenery is used, a flue pipe constructed of sheet metal, with dampers therein, the pipe to extend to a height of not less than six feet above the highest part of the roof over the stage, and must have an area of at least one-thirteenth of the total area of the stage. The flue pipes to be properly insulated as regards transmission of heat to adjacent combustible substances. The dampers for flue pipes shall be made of metal and opened by a close-circuit battery, a switch to be placed in the ticket office and one placed near the electrician's station on the stage, and immediately alongside or above each switch there is to be a sign with these words printed on it in letters not less than one-half inch in depth: "MOVE SWITCH TO LEFT IN CASE OF FIRE TO GET SMOKE OUT OF BUILDING."

LIGHTING

Section 89. Every portion of a theatre or other building devoted to the uses or accommodation of the public, also all outlets leading to the streets, including open courts and corridors, stairways and exits, shall be well and properly lighted during every performance, entertainment or assemblage, and the said building and open court and corridors, stairways and exits shall remain lighted until the entire audience has left the premises. All gas or electric lights in the halls, lobby, corridor or any other parts of the said building used by the audience, except the auditorium, must be controlled by a separate cut-off, located in the lobby and controlled only in that particular place, and lights in the auditorium must also be controllable from the box office or lobby.

GAS MAINS

Section 90. The gas mains supplying the building shall have independent connections for the auditorium and stage, and provision shall be made for shutting off the gas from the outside of the building.

METHOD OF LIGHTING GAS

Section 91. When interior gas lights are not lighted by electricity other suitable appliances shall be provided, which appliances shall be submitted to the Chief of the Fire Department for approval.

PROTECTING LIGHTS

Section 92. All suspended or bracket lights where gas is used in the auditorium, or any part of the building devoted to the use of the public, shall be provided with a proper wire netting underneath. No gas or electric light shall be inserted in the walls, woodwork, ceilings, or in any part of the building, unless protected with fireproof materials, and all lights in passages and corridors and in all other necessary places shall be protected with proper wire network.

FOOT AND STAGE LIGHTS

Section 93. All footlights where gas is used, in addition to the wire network, shall be protected with strong wire guard not less than two feet distant from said footlights, and the trough within which said footlights are placed shall be formed and surrounded by fireproof material. All stage lights shall be incandescent electric lights where the current can be obtained, and border lights shall be suspended for ten feet by wire rope, and all lights shall be constructed according to the best known methods, and shall be submitted to the City Electrician for approval.

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Section 94.

1. All stage lights, except electric lights, shall have strong metal wire guards or screens not less than ten inches in diameter, so constructed that any material coming in contact therewith shall be out of reach of the flames of said lights, and the guards in all cases shall be securely soldered to the fixtures. All ducts of shafts used for conducting heated air from the main chandelier or any other lights shall be constructed of metal and made double with an air space between.

2. If a theatre, opera house or other public place of assemblage is lighted entirely by electric light at least two oil lamps shall be provided at the head and foot of each stairway from each tier in the auditorium, the said lamps to be supported by substantial iron brackets, which are to be securely fastened to the walls not less than seven feet above the floor. Each lamp shall be filled with whale or lard oil and shall be kept lighted during the entire duration of any performance, or in place of said lamps candles of sixteen candle power shall be provided.

HEATING APPARATUS

Section 95.

1. Every steam boiler which may be required for heating or other purposes shall, in the case of a theatre or other public building (except as herein otherwise provided), be located outside the building, and the space allotted to the same shall be constructed of fireproof materials.

2. All doorways in the said walls shall have fireproof doors, and no floor registers for heating will be permitted. No coil or radiator shall be placed in any aisle or passageway used as an exit; but said coils and radiators shall be placed in recess formed in the wall or partition to receive same.

All supply, return or exhaust pipes shall be properly encased and protected where passing through floors or near woodwork. All ducts and shafts used for conducting heated air from the main chandelier, or from any other light or lights, shall be constructed of metal, and made double, with an air space between them.

3. No boiler, furnace, engine or heating apparatus, except steam, hot water or hot air pipes and radiators, shall be located under the auditorium, or under any passages or stairway of any exit of any public hall.

STANDPIPES

Section 96.

1. Every theatre, music hall, opera house or other public building, with a seating capacity of two hundred and fifty and not more than five hundred persons, shall have a water standpipe not less than three inches in diameter, and if the seating capacity is for five hundred and not more than one thousand people the standpipe shall be not less than four inches in diameter, and in either case is to be placed on the stage or platform, or in its immediate vicinity in the said auditorium or place of assemblage.

2. If the seating capacity is for one thousand or more persons standpipes four inches in diameter shall be provided on each side of the auditorium, and on every floor and gallery therein, also one on each side of the stage in each tier, with at least one branch extending to the property room (if any), if the same is contiguous to the building. The standpipes above the ground outlets may be reduced to three inches, but no standpipe or branch in any part of the building is to be less than two and a half inches in diameter.

3. All standpipes shall be separate and distinct, receiving their supply of water direct from the street main, and the whole shall be furnished with approved valves and fitted with the regulation couplings of the Fire Department, and be kept filled with water, clear of obstruction of any kind and ready for immediate use at all times. The sizes and quality of all pipes and fittings, location of standpipes and outlets, and manner of fixing valves on same in all such public buildings, shall be submitted to the Chief of the Fire Department for approval.

FIRE HOSE

Section 97. A proper and sufficient quantity of good two and one-half inch rubber-lined hose not less than fifty feet), fitted with the regulation couplings of the Fire Department, with nozzles attached thereto, and with hose spanners at each outlet, shall be kept attached to each hose attachment, provided on the standpipes or branches therefrom.

AUTOMATIC SPRINKLERS

Section 98.

1. In every theatre, opera house or other place of amusement where fixed or movable stage scenery is employed there shall be provided a separate and distinct system of automatic sprinklers of a make to be submitted to the Chief of the Fire Department for approval. The sprinklers shall be supplied with water from a tank not less than twenty feet above the highest part of the roof of the building, or from a four-inch independent main, not connected in any way with the standpipes, and sprinklers shall be placed up and around the proscenium opening, and on the ceiling or roof over the stage, at such intervals as will protect every square foot of stage when the said sprinklers are in operation.

2. Automatic sprinklers shall also be placed wherever practicable under the stage and in the carpenter's shop, paint rooms, store rooms and property rooms, and where possible in non-fireproof buildings in the spaces between the floors and ceilings of galleries, and in the attic over the auditorium, for proper fire protection.

3. A standpipe shall extend from the main supplying the sprinkler system to a point in the front wall of the theatre, opera house or other place of amusement about three feet above the sidewalk, the said pipe to be provided with Siamese twin connections for steam fire engines and with automatic valves, which will enable the water to be pumped into the sprinkler main without it being necessary for a person to enter the building to open or close any valve whatever. The whole to be submitted to the Chief of the Fire Department for approval.

WATER CASKS, FIRE EXTINGUISHERS, ETC.

Section 99. There shall be kept in readiness for use on the stage of every theatre at least four casks full of water and two buckets to each cask, the said casks and buckets to be painted red and marked "USE FOR FIRE ONLY." There shall be provided good and sufficient fire extinguishers or hand pumps on and under the stage, in fly gallery and in rigging loft, and at least four standard Fire Department axes, two twenty-five foot hooks, two fifteen-foot hooks and two ten-foot hooks, on each tier or floor under or over the stage, all of such appliances to be submitted to the Chief of the Fire Department for approval.

The standpipes and valves, hose, gas pipes, electric wires, footlights, and all apparatus for the extinguishing of fire or guarding against the same in all theatres, music halls, opera houses and other public buildings or places of public assemblage shall at all times be made and kept in a good, proper and effective condition.

FIRE ALARM TELEGRAPH APPARATUS**Section 100.**

1. All theatres and public places of amusement in which fixed or movable scenery is used shall be provided with a fire alarm apparatus, connected by the necessary wires with the headquarters of the city fire alarm telegraph apparatus or such other place or places as the Chief of the Fire Department shall select.

2. A speaking tube shall be provided from the stage of every theatre or place of amusement where scenery is used, extending to the box office, with whistle at each end, and an emergency gong controllable from the stage only, shall be provided in the box office, at the sound of which the ushers shall immediately throw open all exit doors.

Section 101. The owner, agent, lessee or occupant of any building used as a theatre or place of amusement, and having accommodation for one thousand or more persons, shall employ one or more competent, experienced firemen, who shall be on duty at such theatre or place of amusement during the whole time it is open to the public. Such firemen shall be approved of, report to and be subject to the orders of the Chief of the Fire Department, and it shall be the duty of these firemen to see that all fire apparatus required is kept in its proper place and in thorough working order and ready for use at any time.

RULES FOR EMPLOYEES AND FIRE DRILL

Section 102. The owner, agent, lessee or manager of any building with a seating capacity of more than five hundred persons, used or intended to be used as a theatre or place of amusement, shall provide a set of rules and regulations for the guidance of employees in such buildings in case of fire or panic, the said rules and regulations to be submitted to the Chief of the Fire Department for approval. Such owner, agent, lessee or manager shall supply each and every regular employee with a copy of the said rules and regulations immediately upon entering his service, and shall thoroughly instruct or cause each employee to be instructed as to the particular duty he is expected to attend to in case of emergency. The owner or agent, lessee or manager of every theatre or place of amusement shall have a fire drill at least twice in every calendar month, and shall allow the said drill to take place at any hour, the drill to be conducted under the direction of the Chief of the Fire Department or such subordinate officer as he may see fit to appoint to the carrying of it out.

PLANS OF THEATRES AND PLACES OF PUBLIC ENTERTAINMENT TO BE FURNISHED

Section 103. The owner, agent, lessee or manager of every theatre, opera house, auditorium or other building now in use, or hereafter intended to be used, for theatrical or operatic purposes, or for public entertainment of any kind, when seating capacity is for five hundred or more persons, shall furnish the Chief of the Fire Department with complete floor plans of the said building, upon which plans is to be plainly indicated the position of each and every stairway, lobby, corridor, passage, hall and exit door on each and every floor of said building, including basement, from the street front to the extreme rear portion of the roof, and upon the plans is also to be shown the open courts or court, and exits therefrom, and the position of every water and gas pipe and every electric wire and switch, as far as possible; also the position of every water main and standpipe or hydrant and each and every line of sprinkler pipes. The lines indicating each separate system of piping and electric wiring to be made in different ways, so as to be distinguishable, and an index to such lines to be given on the plan. All such plans to be made on tracing linen, and drawn to a scale of not less than eight feet to an inch.

Section 104. The Building Inspector and Chief of the Fire Department shall have the right to enter any theatre, opera house, auditorium or place of public assemblage, and any and all parts thereof, at any reasonable time, especially when occupied by the public, in order to satisfy themselves that the requirements of this By-Law are being properly attended to and carried out, and no one shall refuse admission to such officers or persons, or throw obstacles in the way of such officers or persons while engaged in the performance of their duties.

TESTS OF MATERIALS

Section 105. All structural material of any nature whatever which it has not been the common custom to use in the erection or construction of buildings in the City of Vancouver shall be subject to such tests to determine its character and quality as the Building Inspector may direct. The tests shall be made under and to the satisfaction of the said Inspector, or the said Inspector may direct the owner to file with him a certified copy of the results of the tests such as he may direct shall be made. No new structural material shall be used in any building until it has been fully tested and found, in the opinion of the said Building Inspector, to satisfactorily fulfil the conditions and tests required by this By-Law, at least as well as materials which have in the past been commonly used for like purpose.

FIREPROOF FLOOR AND COLUMN TEST

Section 106. All fireproof floor construction hereafter to be erected shall, as a precedent of its being used in the City of Vancouver, be tested as herein provided, by the manufacturer, owner, agent or patentee, under the direction of the Building Inspector, as hereinafter prescribed, and a record of the same shall be kept in the office of the said Inspector, showing the nature and result of the test.

1. Tests for still and falling loads shall be made on a full-size panel in the building, or all tests can be made by constructing within enclosing walls a platform of the full size of the system to be tested, the girders, beams and floor construction and exposed parts to be fireproof and plastered on the underside, the whole to be fully constructed, exposed and loaded exactly the same as if it were in the completed building.

2. Floors of arch construction of brick, concrete or tile or reinforced or armoured concrete, or flat lintels, or similarly constructed bearing beams within themselves, shall bear the full load which it is intended shall be sustained by such arch or slab of reinforced armoured concrete, or flat lintel, without causing a deflection of more than one-thirtieth of an inch per foot of span.

3. A still load equivalent to the live load to be used shall be uniformly distributed over the whole filling between beams in such manner as to produce shear at the end of the arches, lintels or slabs than there would be in actual practice, when, after noting the deflection and cracking, if any, the panel shall be gradually loaded to destruction. Should there be a greater deflection than above described, under the live load, or should the breaking load develop a smaller factor of safety than seven, floor loads shall be changed or the system strengthened before its use shall be permitted.

4. This test shall be made as prescribed above for all floors used or intended to be used for mercantile or manufacturing purposes by letting the heaviest bulk article of merchandise, or any commodity in its original package intended to be placed on such floor, fall from its highest location or storage point on the centre of a panel. If three repeated tests at the same point cause cracking or damage to the arches or plastering the method of loading shall be changed or the floor system shall be strengthened.

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5. The panel of this test, if of concrete, lintel or slab construction, shall extend at least two feet beyond the girder, and if of any arch construction there shall be at least three sections or spans of full length, and the test is to be applied in the middle section. The panel or section is to be loaded with the full live load in a similar manner to that already prescribed for a small load, and subjected to a continuous heat from wood fire below averaging not less than 1000 degrees Fahrenheit for not less than four hours. The condition of the panel or platform during this test must be such that no flame has passed through any part of it and that no portion of the load has fallen through.

6. At the end of the heat test a stream of water shall be directed against the bottom of the platform and discharged through a one and one-eighth inch nozzle under not less than sixty pounds pressure for five minutes. After the top of the platform shall have been flooded with water at low pressure then the high pressure stream of water, as again prescribed, shall be again applied on the bottom of the platform for five minutes.

7. At the end of the water test the total live load, uniformly distributed, shall be increased to four times the amount of the load used, and shall not be removed until after the platform or panel shall have cooled, and when removed the condition of the fireproof covering and protection shall have been such that the maximum deflection of the beams or girders shall not exceed four times the allowed deflection previously specified.

8. Any system of construction failing to meet the requirements of the tests of weight, heat and water, as herein prescribed, shall not be used in any building hereafter erected.

9. If it is proposed to use reinforced concrete columns in a building full length columns of the different sizes shall be tested as will be directed, to the satisfaction of the Building Inspector.

10. Certified copies of duly authenticated records of the tests heretofore made of any system of fireproof filling and protection of the exposed parts of the beams may be presented to the Building Inspection Department, and if the same complies with the requirements of the test herein specified they may be accepted as conclusive, except that the concrete mixture entering into lintel and slab construction shall be tested for fire and water at any time when required by the said Inspector.

REMOVAL OR ENLARGEMENT OF FRAME BUILDINGS

Section 107. Any removal or enlargement of a frame building shall be considered a re-erection of such building, subject to the terms of this By-Law, and any repairs to any building which it will be necessary to execute to the extent of twenty per cent. of the whole value of such building shall be considered a re-erection thereof, subject to the terms of this By-Law. On receiving permission from the Board of Works persons may remove frame buildings from the Limits 1 and 2, on their undertaking to comply with the requirements of the law in the limits to which such buildings are removed.

BREASTSUMMERS

Section 108. In all cases breastsummers shall be carried on brick or stone walls or piers, or on cast or wrought iron or steel columns seated on stone, and shall in no case be carried on storey post or other timber supports; and when the ends of any breastsummer shall approach the centre line of any party wall nearer than four inches and a half such ends shall be encased and entirely surrounded in cast iron shoes. Breastsummers in front or rear, or in any part of a building on which a brick or stone wall is built, shall be made of wrought iron or steel.

ROOFS OR VERANDAHS

Section 109. All roofs of lanterns, covering of domes, spires or towers, shall be finished externally with tin, iron, zinc, copper, slate, tile or some other matter of an incombustible nature.

Section 110. No gallery or verandah, constructed or covered with timber or other combustible material, shall be erected in connection with any house, warehouse or other building within Fire Limits No. 1 unless they shall be wholly covered with some incombustible material.

Section 111. No awning shall be supported on permanent iron or other supports extending to the sidewalks in front of any building, but the said awnings shall be supported on iron or steel framework, secured to the building, and no part of same shall be nearer the sidewalk than eight feet.

Section 112. No wooden privies, woodsheds or any other wooden erection or structure, whether wholly or partly enclosed shall be erected within Fire Limits No. 1.

Section 113. No wooden signs shall be more than two feet wide.

Section 114. No eave-trough, conductor, water pipe or gutter pipe shall be built or constructed so as to permit or cause the water from the roof of any building to escape upon, flow upon or run across or upon any sidewalk; and the City Engineer shall compel the owners of all buildings hereafter erected, rebuilt or repaired to connect all conductors or gutter pipes upon that part of any building abutting upon any street with the drains or sewers upon such street, as the case may be; and the City Engineer shall, whenever the sidewalk or flagging upon any street, is being constructed or reconstructed, compel the owners of all buildings abutting upon such street to connect every conductor or gutter pipe, the water from which would flow over or upon such sidewalk, with the sewer or drain upon such street.

Section 115. No pipe or funnel for conveying steam or hot air shall be fixed next any public street or on the front of any building.

CRANES

Section 116. All cranes and hoisting gibs projecting from the face of any external wall of any house, storehouse or other building above the ceiling line of the ground floor shall be constructed of iron or other incombustible material, or covered internally and externally with incombustible material. No such crane or gib shall project over any street or lane of a less width than fourteen feet.

CHIMNEY, BOILERS, FURNACES, ETC.

Section 117. Every owner, occupier or person using a building in which any chimney, fireplace, hearth, oven, boiler, furnace, stove, steam pipe, stove pipe, funnel, flue or place for making or keeping fire, or keeping ashes, is deemed to be dangerous, shall, upon receiving a notification from the Building Inspector to do so, immediately discontinue the use of or remove the same, as may be directed.

ENGINES AND FURNACES

Section 118. No person shall set up or work any steam engine within the city, or erect, construct or build, or aid in the erection, construction or building of any fireplace, hearth or chimney to be used in any iron foundry, furnace or blacksmith's shop, or in the casting of molten iron or other metals, or shall make, light or kindle any fire in or upon any such fireplace, hearth or chimney, unless the leave of the Council shall have been first obtained.

LUMBER AND WOOD YARDS

Section 119. No person shall collect or allow to be collected any large quantity of lumber upon any lot of land, unless the same is to be used forthwith in the erection of a building upon or adjacent to the said lot of land.

Section 120. No lumber yard shall be established in any place within the city unless the permission of the City Council shall have first been obtained.

Section 121. The Building Inspector shall from time to time inspect all lumber yards, wood yards and other places where wood, lumber or other inflammable material is stored, and shall enforce compliance with the provisions of this By-Law and require the owners or occupiers to take such precautionary measures against fire as may be necessary and proper.

Section 122. No lumber or wood in any wood or lumber yard shall be piled within a distance of at least ten feet from any wooden building in the vicinity of such wood or lumber yard, and all wood and lumber yards shall have roadways passing from front to rear at least twelve feet wide and not more than thirty-two feet apart, and lumber piles shall not exceed twenty feet in height, and wood piles shall not exceed fourteen feet in height.

Section 123. No person shall place any lumber, stone, chips, shavings, earth, rubbish or building material on any sidewalk; and when buildings are being erected alongside of any street no person shall be allowed to occupy with any building material more than one-fourth the width of the street, if it be a street whereon any street railway track is laid, or one-third of the width of any street, except as herein-after provided, and such space shall only be granted under a permit by the Building Inspector or an application to him therefor. If it appears to the Building Inspector in any case that a greater portion of the street is required to be occupied with building material than the portion hereinbefore provided for, and if the said Inspector is satisfied that the privilege of occupying such greater portion can be granted without serious inconvenience to the public, the Building Inspector may, by written permit signed by him, allow a greater part of the street to be defined in said permit to be so occupied for a time to be limited in such permit.

Section 124. No occupant of any house or building shall permit any pipe hole not in use in a chimney in such house or building to remain open, and the same shall be closed with a stopper or register of metal or other incombustible material and each house or tenement shall have separate flues.

Section 125. No person shall place a stove or range or stove pipe in any house or building without leaving twelve inches clear from any woodwork immediately above such stove, range or stove pipe, and eight inches from any woodwork opposite the sides of same.

ASHES, HAY, STRAW, ETC.

Section 126. All depositories for ashes shall be built of brick, or other fireproof material without wood in any part thereof, and no person not having an ash pit as above prescribed shall keep more than two bushels of ashes on his premises.

Section 127. No person shall keep or place ashes removed from any stove or fireplace in any wooden box or other wooden vessel, or within three feet of any wooden partition in his house, or in any outhouse or shed, or shall place or permit to be placed and hay, straw or other combustible material uncovered in his courtyard, or lot of ground, within one foot of any building.

CLEANING OUT DOORS AND LADDERS

Section 128. Every chimney shall be provided with a cleaning out door at its base, and iron ladder either on the inside or the outside of the chimney to the top of same when the height of the chimney is more than twenty feet above the roof.

TANNERIES AND MANUFACTORIES

Section 129. No person shall establish, set up, carry on or continue within the city any tannery, fellmongery or place for boiling soap, making or running candles, or melting tallow, or a manufactory of varnish or fireworks, or a coal oil refinery, or other factory which from its nature or the materials used therein shall be dangerous in causing or prompting fires, unless and until he shall have obtained from the Building Inspector a certificate of compliance with any general regulations which may be prescribed by any By-Law of the Council respecting such trade or business, which certificate shall expire on the 31st day of December in each year, and shall be renewed annually. No such certificate shall be granted by the Building Inspector for any such business to be hereafter established unless and until the same has been authorized by the City Council.

INFLAMMABLE SUBSTANCES

Section 130.

1. No larger quantity than five barrels of rock oil, coal oil, water oil or similar oils shall be kept for sale or storage at any one time in any one house, shop, building or other place whatsoever within the fire limits, unless the premises where they are to be sold or stored have been inspected and approved of by any officer appointed to perform that duty and after obtaining permission from the Committee on Fire and Light.

2. No larger quantity than one barrel of crude oil, burning fluid, naptha, benzole, benzine or other similar combustible or dangerous liquids shall be kept for sale or storage at any one time in any place whatsoever within the fire limits. One barrel or less of such last-mentioned liquids may only be kept for sale or storage when in a properly constructed underground fireproof vault, which is to be, if possible, entirely outside of any and all buildings, the said liquids to be drawn from the barrels by properly constructed pipes and pumps, and no lights other than incandescent electric lights, properly installed and protected, shall be used in the said vaults, and a permit to keep any of said liquids must be obtained from the Committee on Fire and Light. In case any of the aforesaid materials are kept for sale, then a fee of one dollar shall be charged for the permit, to be paid to the City Treasurer.

Section 131. Notwithstanding anything in the preceding section contained, when fireproof buildings, so constructed as to ensure at all times a thorough ventilation thereof, used for the purpose of keeping or storing rock oil, coal oil, water oil or other such oils are isolated or detached at least twenty-five feet from any other building, or when such buildings used for the storage of burning fluid, crude oil, naptha, benzole, benzine or other similar combustible or dangerous materials, are isolated or detached at least one hundred feet from all other buildings, than any of the said fluids may be kept and stored in such buildings in any quantities whatever.

Section 132. Every person desiring to keep or store in the manner provided by the last preceding action any of the fluids mentioned in the said section shall make a written application to the Committee on Fire and Light for permission to do so, and shall state in such application the storehouse, shop, building or place where he desires to keep or store the said fluids, or any of them; and it shall be the duty of the Building Inspector, whenever required to do so, to examine

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the premises of the applicant and report to the Committee thereon, and upon such report the Committee shall take action and grant or refuse permission as to them may seem meet, subject, however, to the approval of the Council.

GUNPOWDER

Section 133. No person shall have or keep any greater quantity of gunpowder than twenty-eight pounds weight in any one place for a longer period than ten hours, except in such powder magazines as may be approved by the Council. The place and manner of keeping the said powder remaining in stock after business hours shall be kept in a perfectly safe fireproof vault.

Section 134. No person shall have or keep dynamite, analine or other explosive in or around any building in the City of Vancouver until a permit to do so has been obtained from the Committee on Fire and Light and approved of by the Council.

SMOKING AND CARRYING LIGHTS

Section 135. No person shall smoke, or have in his possession any lighted pipe or cigar in any stable, carpenter or cabinet maker's shop, or other shop or building where there are straw, shavings or other combustible material, or shall carry or keep, or suffer to be carried or kept, any lighted lamp in and livery or other stable, so as to prevent any accident from fire therefrom.

RULES AND REGULATIONS FOR USE AND MANUFACTURE OF CONCRETE HOLLOW BLOCKS AND CEMENT BRICK

Section 136.

In the City of Vancouver—

Concrete hollow blocks, made in accordance with the following specifications and meeting the requirements thereof, may be used in building construction, subject to the usual forms of approval required of other materials of construction by the Building Inspector:

Cement—The cement used in making said blocks shall be Portland cement capable of passing the requirements as set forth in the standard specifications for Portland cement by the Canadian Society of Civil Engineers.

Sand—The sand shall be suitable siliceous material, passing the one-fourth inch and refused by the one-half inch mesh sieve, clean, sharp or angular and free from impurities.

Stone or Course Aggregate—This material shall be clean broken stone, washed free from dust, or clean screened gravel, passing the one-inch and refused by the one-quarter inch mesh sieve.

Proportions—For exposed exterior or bearing walls: (a) Concrete hollow blocks, machine made, using a semi-wet concrete or mortar, shall contain one part cement not to exceed three parts sand and not to exceed four parts stone, of character and size before stipulated. When the stone is omitted the proportions of sand shall not be increased, unless it can be demonstrated in each case that percentage of voids and tests of absorption and strength allow of greater proportion with equally good results. (b) When said blocks are made of slush concrete in individual moulds and allowed to harden undisturbed in same before removal the proportions may be one part cement to not to exceed three parts sand and five parts stone, but in this case also if the stone be omitted the proportion of sand shall not be increased except as specified in (a).

Mixing—Stress is laid on the great importance attached to the thorough and vigorous mixing of materials. In any case sufficient sand and cement mixture must be used to fill all voids in the concrete mass.

Curing—Every precaution shall be taken to prevent the drying out of the blocks during their initial set and first hardening. A sufficiency of water shall first be used in the mixing to perfect the crystallization of the cement, and after moulding blocks shall be carefully protected from wind currents, sunlight, dry heat or freezing for at least five days, except where vapor curing has been adopted, during which time additional moisture shall be supplied by approved methods and occasionally thereafter until ready for use.

Ageing—Concrete hollow blocks in which the ratio of cement to sand is one-third (one part cement, three parts sand) shall not be used in the construction of any building in the City of Vancouver until they have attained the age of not less than three weeks. Concrete hollow blocks in which the ratio of cement to sand is one-half (one part cement, two parts sand) may be used at the age of two weeks with the special consent of the Building Inspector, the Architect or Engineer in charge. Special blocks of rich composition, required for enclosures, may be used at the age of seven days with special consent of the same authorities. The time herein named is conditional, however, upon maintaining proper condition of exposure during the entire period.

Marking—All concrete blocks shall be marked for purposes of identification, showing name of manufacturer, of brand, date (day, month and year) made, and composition or proportions used, as for example: 1:3:5, meaning one cement, three sand and five stone.

Thickness of Walls—Concrete building blocks with hollow spaces not exceeding one-third the area of the block, and having an annulus of uniform thickness and not exceeding nine inches high nor less than eight inches on the beds, may be substituted for brick in all buildings of the second class in which the thickness and heights of walls are given in tables, provided that an eight-inch block shall be deemed equivalent of one of brick in thickness is not less than four inches for a half a brick. For curtain walls or partition walls requirements shall be the same as in the use of brick.

Laying of Walls—Where the face is of hollow concrete blocks and the backing is of brick the facing of hollow blocks must be strongly bonded to the brick, either with headers projecting four inches into the brickwork, every fourth course being a heading course, or with approved ties, no brick facing to be less than eight inches. Where the walls are made entirely of concrete blocks, but where said blocks have not the same width as the wall, when not otherwise sufficiently bonded every fifth course shall extend through the wall, forming a secure bond.

Girders or Joists—Wherever girders or joists rest upon walls so that there is a concentrated load upon the blocks of over two tons the blocks supporting the girders or joists must be made solid for at least eight inches from the inside face, where such concentrated loads shall exceed five tons the blocks for at least eighteen courses below and for a distance extending at least eighteen inches each side of girder shall be made solid for at least eight inches from the inside face. Wherever walls are decreased in thickness the top course of the thicker wall shall afford a full, solid bearing for the webs or walls of the course of blocks above.

Limit of Loading—No wall or any part thereof composed of concrete hollow blocks shall be loaded to an excess of eight tons per superficial foot of the area of such blocks, including the weight of the wall, and no blocks shall be used in bearing walls that have an average crushing strength of less than one thousand pounds per square inch of area at the age of twenty-eight days; no deduction to be made in figuring the area for the hollow space.

Hollow Space—In no case shall the hollow space in a block be greater than thirty-three per cent. of the total volume of such concrete block. No bearing wall shall be built

of hollow concrete blocks higher than four storeys where the hollow space of the block equals thirty-three per cent.; where a bearing wall is built five or six storeys such storeys as are below the four top storeys shall be built of stone, brick, reinforced concrete, artificial stone or other recognized substantial construction.

Section 137.

Absorption Test—The percentage of absorption being the weight of water absorbed, divided by the dry sample) must not exceed twenty-two per cent. in any case.

Test Requirements—Concrete hollow blocks are subject to the following tests: Transverse, compression and absorption, and may be subjected to freezing and fire tests.

Transverse Test—The modulus of rupture for concrete blocks at twenty-eight days must average one hundred and fifty, and must not fall below one hundred in any case.

Compression Test—The ultimator compressive test at twenty-eight days must average one thousand pounds per square inch and must not fall below seven hundred in any case.

Absorption—The percentage of absorption must not average higher than fifteen per cent. and must not exceed twenty-two per cent. in any case.

Cement Brick—Cement brick shall comply with the following requirements: They shall be made of one part Portland cement to not more than four parts clean sharp sand, or one part Portland cement to not more than three parts clean sharp sand and three parts broken stone or gravel passing the one-half and refused by the one-quarter inch sieve.

Test Requirements—Cement brick are subject to the following tests: Transverse compression and absorption transverse tests. The modulus of rupture for cement brick at twenty-eight days must average one hundred and fifty pounds, and must not fall below one hundred pounds to the square inch in any case.

Compression Test—The compression strength at twenty-eight days must average six hundred pounds, and must not fall below five hundred pounds to the square inch in any case.

Absorption Test—The percentage of absorption must not average higher than fifteen per cent., and must not exceed twenty-two per cent. in any case.

No brick of any kind whatever will be allowed to be used in any wall or chimney within the City of Vancouver that will not stand a compression test of seven hundred and fifty pounds to the square inch.

Regulations governing the thickness of brick walls shall apply to hollow concrete blocks and cement brick. For hollow concrete blocks nine-inch blocks shall be considered equal to one brick, twelve-inch blocks one and one-half bricks, all joist to be carried either on ledgers or hangers the same as called for on brick walls.

Any building to be used for store or mercantile purpose, of forty feet or over in depth and more than one story high, shall have the studding in the outside walls not less than the following dimensions: For three-storey, the first storey to be 2x8; second storey 2x6, and the third storey 2x4; if only two-storey, the lower storey shall be 2x6 and the top storey 2x4; in no case are the studs to be spared more than 16-inch centres.

CONDITIONS REGULATING THE STORAGE OF CRUDE PETROLEUM FOR FUEL

Section 138.

1. All oils used for fuel must stand a flash test of 110 degrees F. or over before it will flash or emit an inflammable vapor.

2. Not more than six thousand five hundred gallons of crude petroleum shall be storey in any one tank, and not more than two such tanks shall be allowed about or upon one prem-

ises. No tank shall be constructed so as to be more than four feet deep. Tanks may be built either rectangular or cylindrical, and must stand an hydraulic pressure of twenty pounds to the square inch for one thousand gallons capacity, increasing five pounds for each one thousand gallons or fraction thereof.

All storage tanks must be so located as to be entirely on the premises they are intended to supply, and must be encased in either brick or concrete walls; if brick, not less than thirteen inches thick; if concrete, not less than nine inches thick. All storage tanks MUST be covered with at least four feet of earth.

Said storage tanks shall be connected with a filling pipe extending up to the sidewalk or grade, capped with a screw cap, which must be screwed up tight at all times except when filling and to be covered with an iron plate flush with the sidewalk, if such filling pipe is through the sidewalk.

A vent pipe of not less than two inches in diameter must extend out of the top of the storage tank to the height of twenty-four feet and to be capped with a return bend.

The suction pipe shall lead out of the top of the storage tank to the pump.

A return or overflow pipe shall lead from the pump back to the tank, and shall be connected at the pump with a steam valve plainly marked "STEAM TO OIL TANK," so that in case of fire in the storage tank steam may be turned into the tank; this valve must never be opened for any other purpose.

If it is required to heat the oil it must be heated at the pump in a properly constructed heater, using the exhaust steam from the pump for this purpose; said heater must be between the pump and the boiler. No heating coils or pipes will be allowed inside the oil storage tank.

All pipes must lead out of the top of the storage tank.

The top of all storage tanks must be even with or below the grate bars of the boiler.

All oil storage tanks, pipes, connections and pumps must be constructed in accordance with the above regulations before any oil shall be permitted to enter the tank.

All oils used for fuel MUST be pumped from the storage tank to the fires. No pressure or gravity system allowed.

Section 139.

Fire Limits No. 1. No buildings other than those as defined in Sub-Sections 41, 42, 43 and 44 of Section 13 of By-Law No. 619 shall be constructed in the following district, which district shall be known as Fire Limits No. 1:

Commencing at the intersection of high water mark on Burrard Inlet and the centre of Thurlow street, thence south-erly along the centre line of Thurlow street to the centre of Pender street, thence easterly along the centre line of Pender

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Entrance in rear

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"AMERICAN 3-WAY" Sidewalk Prisms.

PLATE, Wired and Window Glass.

ART GLASS, Leaded and Copper Glazed.

"EASY SET" System, Plate Glass Setting.

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ARTS and CRAFTS Interior Stains.

RIPOLIN ENAMEL.

"EMIL COLMAN'S" High-Grade Varnishes.

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"LIQUID KONKERIT" Cement Paint for east walls.

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poses—Black, Green, Brown and Red.

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REINFORCING RODS and Wire Fabric.

STRUCTURAL STEEL AND ORNAMENTAL IRON,
Herringbone Expanded Metal Lath, Perfection Steel
Studding and Furring.

ARCHITECTURAL IRON and Elevator Enclosures, Fire
Escapes and Iron Stairs, Metal Ceiling, Shingles,
Tile Roofing and Siding.

"RELIANCE" Ball-Bearing Hangers for Elevator Doors.

"DUPLEX" Joists and Wall Hangers.

"DUPLEX" Post Caps and Bases.

"PARKER'S" Corner Bead.

"RUTTY" Metal Wall Plugs.

"RICHARDSON'S" Metal-Covered Doors and Casings.

"KINNEAR" Steel Rolling Doors.

HARDWOOD Veneered Doors and Finish.

"SPARTA" Impervious Pressed Bricks.

"HEBRON" Pressed Bricks for Mantels.

MANTELS, Grates, Tiles, and Fireplace Furnishings.

stret to the centre line of Burrard street, thence southerly along the centre line of Burrard street to the centre line of lane between Pender and Dunsmuir street; thence easterly along the centre line of said lane to the centre line of Howe street; thence southerly along the centre line of Howe street to the centre line of Georgia street; thence westerly along the centre line of Georgia street to the centre line of Hornby street; thence southerly along the centre line of Hornby street to the centre line of Robson street; thence easterly along the centre line of Robson street to the centre line of lane between Howe and Granville streets; thence southerly along the centre line of said lane to the centre line of Smythe street; thence easterly along the centre line of Smythe street to the centre line of lane between Granville and Seymour streets; thence northerly along the centre line of said lane to the centre line of Robson street; thence easterly along the centre line of Robson street to the centre line of Seymour street; thence northerly along the centre line of Seymour street to the centre line of Dunsmuir street; thence easterly along the centre line of Dunsmuir street to the centre line of Beatty street; thence southerly along the centre line of Beatty street to the centre line of Robson street; thence easterly along the centre line of Robson street produced to a point 130 feet east of the easterly side line of Beatty street; thence northerly along a line parallel to Beatty street to a point 130 feet south of Pender street; thence easterly along a line parallel to Pender street to a point 42 feet west of the westerly line of Canton alley; thence southerly along a line parallel to Canton alley to a point 432 feet south of Pender street; thence easterly along a straight line to a point at the centre of Carrall street 420 feet south of Pender street; thence northerly along the centre of Carrall street a distance of 158 feet; thence easterly along a line parallel to Pender street east to a point 200 feet east of the easterly side line of Carrall street; thence northerly along a line parallel to Carrall street to a point 130 feet south of Pender street east; thence easterly along a line parallel to Pender street east to the westerly side line of Columbia avenue produced; thence along the said westerly line of Columbia avenue produced to the point of intersection of the south side line of Keefer street produced west; thence easterly along the said south side line of Keefer street produced to high water mark of False Creek; thence following the high water mark of False Creek in the various directions to the intersection with the centre line of Park lane produced east to the high water mark on False Creek; thence west to the centre line of lane running between Westminster avenue and False Creek; thence northerly along the centre line of lane between Westminster avenue and False Creek to the centre of lane between Keefer street and Pender street east; thence easterly along the centre line of said lane to the centre line of Gore avenue; thence northerly along the centre line of Gore avenue to high water mark on Burrard Inlet; thence westerly following the line of said high water mark to the point of commencement. And all that portion of land lying to the east of and near the entrance to Coal Harbor, known as Deadman's Island. As shown on the plan filed in the office of the City Clerk and thereon colored red.

BY-LAW NO. 761

A By-Law to Amend By-Law No. 619.

The Mayor and Council of the City of Vancouver, in open meeting assembled, enact as follows:

FIRE LIMITS NO. 2.—

1. Section 139 of By-Law No. 619, as amended by Section 2 of By-Law No. 664, is further amended by striking out all the words and figures in Sub-Section (a) and (b) of Section 2 of said By-Law No. 664 and inserting in lieu thereof the following words:

(a) Commencing at the point of intersection of the centre line of the lane running between Pender street and Dunsmuir street with the centre line of Burrard street; thence

southerly along the said centre line of Burrard street produced to a line running 100 feet south of and parallel to the low water mark of False Creek, thence easterly and in various directions along the said line as aforesaid to its point of intersection with a line produced due south from the point of intersection of the southerly side line of Keefer street produced west, and westerly side line of Columbia avenue produced south; thence north along the said line to its point of intersection with the said southerly side line of Keefer street produced west and the said westerly side line of Columbia avenue produced south; thence northerly along the westerly side line of Columbia avenue to a point 130 feet south of Pender street east; thence westerly along a line 130 feet south of and parallel to Pender street east to a point at the intersection of said line and a line running north from a point 200 feet east of the easterly side line of Carrall street; thence southerly along a straight line to a point 200 feet east of the easterly side line of Carrall street and 262 feet south of Pender street east; thence westerly to a point at the centre of Carrall street, 262 feet south of Pender street east; thence southerly along the centre line of Carrall street to a point 420 feet south of Pender street east; thence westerly along a straight line to its point of intersection 432 feet south of Pender street west and 42 feet west of the westerly side line of Canton alley produced; thence northerly along a straight line to a point 130 feet south of Pender street west and 42 feet west of the westerly side line of Canton alley; thence westerly along a straight line 130 feet south of and parallel to Pender street west to its point of intersection 130 feet east of the easterly side line of Beatty street; thence southerly along a line 130 feet east of and parallel with Beatty street to its point of intersection with the centre line of Robson street produced; thence westerly to the intersection of the centre line of Beatty street and Robson street; thence northerly along the centre of Beatty street to its point of intersection with the centre line of Dunsmuir street; thence westerly along the centre line of Dunsmuir street to its point of intersection with the centre line of Seymour street; thence southerly along the centre line of Seymour street to the centre line of Robson street; thence westerly along the centre line of Robson street to the centre line of lane between Seymour and Granville streets; thence southerly along the centre line of said lane to the centre line of Smythe street; thence westerly along the centre line of Smythe street to the centre line of lane between Granville and Howe street; thence northerly along the centre line of said lane to the centre line of Robson street; thence westerly along the centre line of Robson street to the centre line of Hornby street; thence northerly along the centre line of Hornby street to the centre line of Georgia street; thence easterly along the centre line of Georgia street to the centre line of Howe street; thence northerly along the centre line of Howe street to the centre line of lane between Dunsmuir and Pender streets; thence westerly along the centre line of said lane to the point of commencement.

(b) Beginning at the point of intersection of the centre line of Westminster avenue with the high water mark of False Creek on the south side of False Creek; thence easterly and southerly along the said high water mark of False Creek to the point where it intersects with the centre line of the lane produced northerly immediately east of Westminster avenue; thence southerly along the said centre line of said lane produced to its point of intersection with the centre line of Sixth avenue; thence easterly along the centre line of Sixth avenue to its point of intersection with the centre line of Scotia street; thence southerly along the said centre line of Scotia street to its point of intersection with the centre line of Broadway; thence westerly along the centre line of Broadway to its point of intersection with the centre line of Westminster road; thence southeasterly along the centre line of Westminster road to its point of intersection with the centre line of Tenth avenue; thence westerly along the centre line of Tenth avenue to the centre line of Howard street to the centre line of Sixteenth avenue; thence westerly along

the centre line of Sixteenth avenue to the rear of the westerly side line of Lot 11, Block 55, District Lot 302; thence northerly along the aforesaid side line produced northerly to its point of intersection with the centre line of Tenth avenue; thence easterly along the centre line of Tenth avenue to meet the easterly side line of Lot 7, Block 28, District Lot 302, produced southerly; thence northerly along said line produced to meet the rear line between Lots 7 and 18 in Block 28, District Lot 302; thence westerly along said line produced to the point where it meets the centre line of the lane running through Block 360a, District Lot 526; thence westerly along said centre line of said lane to a point 150 feet east of Bridge street; thence northerly parallel to Bridge street to the centre line of Broadway; thence easterly along the centre line of Broadway to a point 150 feet east of the westerly side line of Lot 16, Block 23, District Lot 302 produced southerly; thence northerly parallel to the said westerly side line of Lot 16, Block 23, District Lot 302, to the centre line of the lane in Block 23, District Lot 302, thence easterly along the centre line of the said lane in Blocks 23, 22 and 21, District Lot 302, to the rear line of the lots in Block 48, District Lot 200a; thence easterly along the rear line of said lots in said Block and the rear line of the lots in Blocks 49 and 50, District Lot 200a, to the centre line of Quebec street; thence northerly along the centre line of Quebec street to its point of intersection with the centre line of Seventh avenue; thence easterly along the said centre line of the lane immediately to the west of Westminster avenue; thence northerly along the said centre line of said lane produced to its point of intersection with the high water mark of False Creek; thence northeasterly along said high water mark of False Creek to the point of commencement.

2. Section 139 of By-Law No. 619, as amended by Section 2 of By-Law No. 664, is further amended by adding the following Sub-Section (c) to Section 2 of said By-Law No. 644, as follows:

(c) Commencing at the intersection of the centre line of Gore avenue and high water line on Burrard Inlet; thence easterly along the line of said high water mark to the intersection with the centre line of Campbell avenue produced northerly to said high water mark; thence southerly along the centre line of Campbell avenue to the centre line of lane between Powell and Cordova streets; thence westerly along the centre line of said lane to the centre line of Dunlevy avenue; thence southerly along the centre line of Dunlevy avenue to the centre line of Keefer street; thence westerly along the centre line of Keefer street to the centre line of Gore avenue; thence southerly along the centre line of Gore avenue to high water mark on False Creek; thence following the high water line of False Creek westerly and southerly to the intersection with the centre line of Park lane produced east to high water mark on False Creek; thence west along said line to the centre line of lane running between Westminster avenue and False Creek; thence northerly along the centre line of said lane to the centre line of lane between Keefer street and Pender street east; thence easterly along the centre line of said lane to the centre line of Gore avenue; thence northerly along the centre line of Gore avenue to point of commencement. As shown on plan filed in the office of the City Clerk and thereon colored blue.

3. Section 139 of By-Law No. 619, as amended by Section 2 of By-Law No. 664, is further amended by adding the following Sub-Section (d) to Section 2 of said By-Law No. 664, as follows:

(d) Commencing at the intersection of the centre line of Fourth avenue and the centre line of the lane immediately east of Granville street; thence southerly along said centre line of said lane to its point of intersection with the centre line of Tenth avenue; thence westerly along the centre line of Tenth avenue to the centre line of Granville street; thence

northerly along the centre line of Granville street to the centre line of Broadway; thence westerly along the centre line of Broadway to its point of intersection with the centre line of lane immediately west of Granville street; thence northerly along the centre line of said lane to its point of intersection with the centre line of Second avenue; thence easterly along the centre line of Second avenue to the point of intersection with the high water mark of False Creek; thence southeasterly along the said high water mark of False Creek to the point where the same is intersected by the easterly side line of Granville street south to the centre line of Fourth avenue; thence easterly along said centre line of Fourth avenue to the point of commencement.

4. Section 139 of By-Law No. 619, as amended by Section 2 of By-Law No. 664, is further amended by adding the following Sub-Section (e) to Section 2 of said By-Law No. 664, as follows:

(e) Commencing at the point of intersection of the centre line of Front street with the centre line of Yukon street; thence southerly along the centre line of Yukon street to its point of intersection with the centre line of Dufferin street; thence westerly along the centre line of Dufferin street to a point 150 feet east of Bridge street; thence southly along a line 150 feet east of Bridge street to its point of intersection with the centre line of Tenth avenue; thence westerly along the said centre line of Tenth avenue to a point 150 feet west of Bridge street; thence northerly along a line parallel to Bridge street and 150 feet west of said Bridge street from said point to a point where it intersects the high water mark of False Creek; thence easterly and southerly along said high water mark of False Creek to a point on said high water mark 150 feet east of Bridge street; thence southerly in a straight line to the point of commencement.

This By-Law shall come into force and take effect from the date of passing thereof.

Done and passed in open Council this 12th day of September, A.D., 1910.

(Seal)

L. D. TAYLOR, Mayor.

WM. McQUEEN, City Clerk.

Section 140.

The fees to be paid for the erection, alteration or repairs on dwellings shall be as follows:

For dwellings up to and including \$1000.....	\$1.00
For dwellings over \$1000.....	1.50
For the erection, alteration or repairs to business buildings	2.00
For use of the streets, 10c per day for each 25-feet frontage.	

PENALTY

Section 141. Any person or persons guilty of an infraction of this By-Law or any part of its provisions shall, upon conviction thereof before the Mayor, Police Magistrate or any other Magistrate or Magistrates having jurisdiction within the city, on the oath or affirmation of any creditable witness, forfeit and pay, at the discretion of the Mayor, Police Magistrate, Justice or Justices of the Peace, convicting as aforesaid, a penalty not exceeding the sum of one hundred dollars, together with the costs of prosecution, and in default of payment thereof forthwith it shall and may be lawful for the Mayor, Police Magistrate or Justice convicting as aforesaid to issue a warrant under his hand and seal to levy the said



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penalty and costs, or costs only, by distress and sale of the offender's goods and chattels, and in case of not sufficient goods and chattels to satisfy the said penalty and costs it shall and may be lawful for the Mayor, Police Magistrate or other Justice or Justices convicting as aforesaid to commit the offender to prison, with or without hard labor, for any period not exceeding two months.

By-Laws numbered 6, 49, 65, 85, 109, 122, 162, 181, 208, 344, 260, 271, 273, 366, 471, 472, 502, 517, 574, 601, are hereby repealed.

Done and passed in open Council this 27th day of April, 1908.

(Signed)

ALEXANDER BETHUNE, Mayor.

WM. McQUEEN, City Clerk.

(Corporate Seal)

BUILDING INSPECTOR'S OFFICE

.....191.....

PERMISSION is hereby given to.....

.....to erect on Lot.....

Block....., Sub.....

Street.....the fire limits of the City

of Vancouver, B. C., a building in accordance with plans and specifications filed in this office, and which have been approved by me.

Fee.....

.....
Building Inspector.

No.....

This Permit Does Not Include Electric Wiring or Apparatus.

Schedule A.

Application No.....

Applications for Permit

For Erection, Alteration or Repair of Building.

Vancouver, B. C.....191.....

I hereby apply, under the provisions of By-Law No. 619,
for permission to.....the following building:

- 1. Name and address of owner.....
- 2. Buildings to be erected on Lot....., Block.....,
Subdivision....., Street No.....
- 3. General description.....
.....
.....
.....
- 4. Building to be used for.....
- 5. How lighted full description).....
- 6. How ventilated (full description).....
- 7. How heated (full description).....
- 8. Water Supply: No. of service.....Size.....
- 9. Sanitary Appliances: No. and kind of closets.....
Sinks..... Baths.....
- 10. Elevators: No..... Kind..... Power used.....
- 11. Cost of building, alteration or repair, \$.....
- 12. Name and address of Architect.....
- 13. Name and address of Contractor.....
- 14. Street frontage required for material.....
- 15. Length of time streets are required for.....
- 16. Quantity of water to be used in construction.....
(small building) Quantity of stone....., bricks.....
plastering....., cement....., lime.....
If by meter.....
- 17. To whom permit issued.....

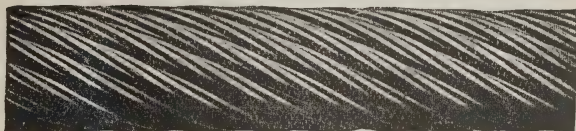
And I hereby agree to conform to all requirements of
said By-Law.

.....
Signature of Applicant.

George Cradock & Co.

LIMITED.

VANCOUVER, B. C.



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Elevator Ropes

Mining Ropes

Ballast Cables

Swinging Cables

Wire Ropes for All Purposes Kept in Stock at
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Miners' Lamps

Traction Engines

Steam Road Rollers

Steam Lorries

Gasoline Engines

Wheels and Axles

Chilled Castings

Pulley Blocks

Estimates for Aerial Tramways, Haulages of All
Descriptions and Suspension Bridges
Given on Application.

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Phone: Seymour 1456.

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Warehouse: 345 WATER STREET.

Works: Wakefield, England.

Branches at Sydney, Johannesburg, Calcutta

Phone Seymour 1733

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Logging Locomotives,
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"Careys" Roofing,
Wizard Roofing,
Sparkloid Roofing,
Blaisdell Vacuum Cleaning Systems,
Boilers, and Steel Riveted Piping

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METAL STUDDING

PRESSED METAL CEILING

METAL SHINGLES

METAL FLUMES AND CULVERTS

METAL WALL SIDING

METAL CORNER BEAD

INDEX TO BUILDING BY-LAWS

A

Applications for permits	23
Area defined	27
Apron walls defined	29
Alterations defined	31
Apartment houses defined	31
Apartment houses	81
Advertising prohibited on covered way	39
Automatic sprinklers	95
Aisles	95
Aisles of public buildings to be kept clean	95
Access to space under galleries	97
Awnings, how supported	109
Ashes not to be kept in wooden box	110

B

Building Inspector	19
Building line defined	27
Basement storey defined	27
Basement walls defined	29
Bearing walls defined	29
Buildings exceeding one hundred feet high	35
Building Inspector to be notified when pile is driven	41
Bond stone or iron plate in piers	39-41
Brick veneer	51-53
Brick veneer, height of	51-53
Brick veneering, how anchored	51-53
Bracing parapet walls	51-53
Bonding	59
Bond of brick work	59
Brick or stone walls not to be supported on wood posts	55
Bearings for girders, trusses or posts	55
Boilers, coffee roasters, etc., how protected on top	61
Base plates	63
Bay or oriel windows	86
Beams to be trimmed away from flues	86
Bay windows over street	87
Breastsummers to be carried on brick, stone or iron	108
Building or other material not to be placed on the street without permission	111
Building Inspector to inspect lumber yards	111
By-Law No. 778 to amend By-Laws 619 and 715	85
By-Law No. 715 to amend By-Law 619	81
By-Law No. 761 to amend By-Law 619	117

C

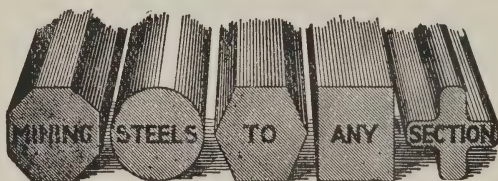
Cellar walls defined	27
Curtain walls defined	29
Common brick	29
Cement mortar	31
Cement and lime mortar	31
Cements	31
Classification of buildings	35
Construction of covered way	37-39
Cranes or gib	109
Certain loads	65
Cornices, exterior and gutters to be constructed of incombustible material	73
Conditions governing height above sidewalk for public halls	91
Concrete hollow blocks and cement brick	113
Classes of buildings	89
Covering of domes, spires or towers to be incombustible	109
Conditions regulating storage of crude petroleum for fuel	113

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Chimneys—

Corbelling out for.....	57-59
Cleaning out door.....	61
Distance of flue from centre of wall.....	57-59
Height to which may be built.....	57-59
To be built to solid foundation.....	59-61
No smoke pipe to be concealed.....	61
Over seven inches diameter.....	61
Pipe holes to be stopped.....	110
Boilers, furnaces, etc., when notified to discontinue use of.....	109

D

Drawings and specifications to be submitted.....	23
Dangerous buildings to be put in safe condition.....	27
Definition of terms.....	27
Dwelling house.....	31
Drains not to be obstructed.....	37
Distance lumber yard or wood to be piled from wooden building.....	110
Distance of stoves or ranges to be kept from woodwork.....	110
Depositories for ashes.....	110

E

Erection on sidewalk in front of buildings in course of erection.....	36
Excavation to be properly guarded.....	39
Exterior cornices and gutters.....	73
Elevators, hoists and stairs.....	73-75
Elevators without enclosing walls.....	75
Eave-troughs and gutter pipes to be connected.....	109
Engines or furnaces not to be set up without permission....	109

F

First floor defined.....	27
Footing course defined.....	27
Foundation wall defined.....	29
Frame construction.....	31
First class defined.....	35
Fourth class defined.....	36
Fifth class.....	36
Foundations.....	39
Formula for determining sustaining power of pile.....	41
Footings for frame or rough cast buildings.....	41
Floors constructed to sustain.....	65
Fireproof construction covering columns.....	73
Fireproof dividing walls or partitions.....	81
Fireproof shutters.....	88
Fireproof buildings with ample accommodations exempt from certain requirements.....	89
Fireproof floor and column test.....	106
Floors, etc., to carry full load without deflection.....	106
Fire test.....	108
Fire limits defined.....	116-117
Fees.....	85-86

Fire Escapes—

Buildings exempt.....	75
Number of.....	77
Proportioned to carry certain loads.....	77
In courts.....	78
When ladder has to be used.....	79
Standpipes to have ladder escape.....	79
To be kept in repair.....	79
Location to be placarded.....	79
To be clear of all encumbrances.....	79

H

Height of building defined.....	29
Height of storey defined.....	29
Height of buildings except churches and grain elevators.....	36
Height of churches, colleges, schools, hospitals, etc.....	36
Height of frame buildings.....	36
Height of ceilings.....	36
Height of unsupported piers.....	43-45
Hollow tile and porous terra cotta block lining.....	57
Hollow tile partitions.....	57
Heating apparatus.....	59

I

Inspection of buildings.....	27
Inflammable substances.....	111
Inverted arches.....	47

J

Joists not to be let into walls.....	49
--------------------------------------	----

L

Lime mortar.....	29
Liability of persons for injury occasioned by scaffolds and building material on streets.....	39
Loads allowed on soil.....	43
Lime mortar, how made.....	29
Loads per square foot for masonry, etc.....	43
Location of fire escapes to be placarded.....	79
Lumber yard not to be established without permission.....	110

M

Minimum thickness of metal, cast iron.....	63-65
Mansard roof construction.....	29

N

Number of houses in a rear lot.....	36
-------------------------------------	----

O

Openings in division or party walls.....	53
Old brick not to be used.....	55
Old brick party walls which may be used.....	55

P

Openings in elevator.....	86
Permit to move buildings along highway to be obtained from City Engineer.....	25
Permit to occupy street or sidewalk to terminate at completion of work.....	25-26
Party wall defined.....	29
Partition walls defined.....	29
Pressed brick.....	29
Pushed placed brick.....	29
Public building defined.....	31
Pier construction.....	33
Piles or ranging timbers.....	39-41
Piles, size of.....	39-41
Pressed brick facings.....	55
Passenger elevator.....	73
Permission of Committee on Fire and Light to be obtained.....	111-113
Penalty.....	120
Piers or buttresses not to be built in freezing weather.....	43

Q

Quantity of Rock Oil, etc., that may be kept on premises....	111
Quantity of naptha-benzine that may be kept on premises..	111

R

Revocation of permits	25
Repairs defined	31
Requirements as to style of building.....	36
Requirements in connection with buildings.....	36
Regulation during the erection of buildings.....	36-37
Recesses or chases	53
Roofs	87
Right of Building Inspector and Chief of Fire Department to enter any theatre or other place of entertainment....	106
Removal of frame buildings.....	108
Regulating the storage of dynamite.....	113

S

Stairs—	
Doors at street line.....	71
Minimum width of	71
Not to be obstructed.....	71
In public buildings	97
Width of	71
When landing shall have been curved.....	96
Scale to which plans are to be drawn.....	25
Slow burning construction	33
Skeleton construction	35
Second class construction	35
Size of doors in corridors.....	36
Size of doors in between rooms.....	36
Soft bricks not to be used.....	55
Stone tile or terra cotta to beanchored.....	55
Stone bonding	57
Samples to be submitted to Building Inspector.....	57
Skylights	69
Snow guards	69
Skylights on roof	69
Standpipes, ladders and balconies, buildings which must have standpipes	88
Standpipes to connect with street water main.....	88
Steam pipe not to be fixed next to street.....	109
Smoking or carrying open lights.....	113

T

Tenement house	31
Temporary flooring	39
Thickness of wall for veneered or flat roof buildings.....	45-47
Thickness of walls for frame or rough cast buildings.....	45-47
Thickness of walls defined.....	45
Thickness of walls for dwellings.....	45, 47-49
Thickness of walls for hotels, warehouses, etc.....	45, 47-49
Timber in wall prohibited.....	49
Thickness of concrete walls.....	39
Trimmer arches for hearth.....	55
Tests of material	106
Tests for steel gallery load.....	106
Testing for concrete columns.....	106
Tanners and manufacturers	111
Tests required for hollow blocks, and cement brick.....	115
Theatres—	
Automatic sprinklers	104
Boilers not to be located under auditorium.....	103
Capping of gallery fronts, etc.....	90
Corridors to be of fireproof material.....	95
Corridors not to be used for storage.....	91
Corridors, passages and hallways.....	95
Capacity of foyers, lobbies, etc.....	95
Centre rail, when necessary.....	96
Circular or winding stairs prohibited.....	96
Construction of stage	100

Theatres (Continued)—

Doors and gates to be kept open during performance.....	91
Doors to open out.....	91
Doors not to open on stairs.....	97
Doorways to space between ceiling joists.....	97
Dressing room partitions.....	100
Dressing rooms in fly galleries.....	100
Exits to be plainly marked.....	93
Emergency exits to streets or open courts.....	93
Employment of firemen.....	105
Floor level of corridors.....	91
Fireproof curtain.....	100
Fly galleries.....	100
Fire alarm.....	105
Fireproof paint on all.....	100
Fireproof floor over auditorium.....	100
Flue pipe over stage.....	101
Foot and stage lights.....	101
Fire hose.....	104
Fire extinguishers.....	104
Gallery stairs as far apart as possible.....	97
Gas mains.....	101
Guards for gas lights.....	101
Heating apparatus.....	103
Lamps or lights over exits.....	93
Lighting theatres.....	101
Method of lighting gas.....	101
Not to open to public until By-Law complied with.....	88
No workshop or storage room shall be allowed over any theatre.....	100
Oil lamps to be provided.....	101
Programmes shall have diagrams.....	97
Partitions to be of incombustible materials.....	99
Proscenium frame to be fireproof.....	100
Proscenium walls to be of incombustible materials.....	99
Plans of theatres and places of public entertainment to be furnished to Chief of Fire Department.....	104
Rules for employees and fire drill.....	105
Seats, distance apart.....	96
Seats between aisles.....	96
Side entrances on street or into open courts.....	95
Separate corridors to street.....	95
Separate exits for each gallery.....	96-97
Staircase from balconies not less than 30 inches.....	96-97
Stairs not to be over 11 feet without a level landing.....	96-97
Stairway and balconies of iron.....	96-97
Substantial hand rails.....	96-97
Stairways when hall is over 33 feet above level.....	98
Stairs to stage or theatre.....	97
Standpipes.....	103
Standpipe supplying sprinklers.....	104
Speaking tube.....	105
Steel girder over arch.....	97-98
Skewbacks of steel or cast iron.....	97-98
Stage floor.....	100
Steam boilers for heating.....	103
Steps in aisles.....	95
When the front of theatre may be used for store or office.....	89
When walls of corridors are to be of incombustible materials.....	99
Where cross aisles are to be located.....	95
Wire guards for stair lights.....	103
When seating is under one thousand.....	103
When seating is over one thousand.....	103
Width of aisles.....	95
Width of courts according to seating capacity.....	94
Width of emergency exits.....	94
Width of balconies.....	96
Width of exit doors, corridors and hallways now computed.....	97
When walls of corridors are to be of incombustible material.....	99

U

Unlawful to alter plans.....	25
------------------------------	----

V

Veneer buildings	31
Vacant ground attached to dwelling house.....	36

W

Weight per square foot to be shown on plans.....	25
When permit expires	25
Water tax, how computed.....	25
When permit to move building shall not be granted.....	25
When permission to occupy street or sidewalk in front adjoining property	25-27
Warehouse	31
Width of covered way.....	36-37
When Building Inspector shall obtain to making walls safe	37-39
When walls are to be increased in thickness owing to height	45
When walls are to be reduced.....	45
When walls are to be increased owing to openings.....	45
When bearing walls are to be increased.....	47
Walls are to be increased in thickness owing to width of span	47
When ledges are to be provided.....	49
When steel, iron or timber are to be provided.....	49
Where wood lintels are to be cambered.....	49
When wood lintels may be used.....	49
Where built hollow	53-55
Where change in thickness is to be made.....	53-55
When walls may be carried in advance.....	53-55
When brick are to be wet.....	53-55
When flues are to be lined.....	57-59
Where flues shall have hollow walls.....	57-59
Where isolated, limited of stress.....	57-59
When ladders are to be provided.....	57-59
When metallic chimney or smoke pipe shall not be used.....	59
When passing through partitions.....	59
Wooden cornices decayed to be replaced with fireproof material	73
When enclosures must be of fireproof material.....	73
When buildings are to have fire escapes.....	75
Where wooden posts are used in mill construction.....	87
Where shingles are prohibited.....	87
When asbestos paper to be used.....	87
Water test	106
Wooden galleries on verandahs in Limit No. 1.....	109
When buildings are fireproof or isolated, quantity of oil is not limited	111



INDEX TO ADVERTISERS

A

Acme Plumbing & Heating Co.....	8
Addison & Dill	44
Alcock & Downing	2

B

Balfour, Guthrie & Co.....	Insert
Betts & Combs	64
Blackwell, E. G.	124
Booker, Campbell & Whipple.....	12
Brennan, G. E. & Co.....	70
British Columbia Granitoid & Contracting Co., Ltd.....	60
British Columbia Hardwood Floor Co.....	80
British Columbia Telephone Co., Ltd.....	Insert
Brown Bros. & Co., Ltd.....	44
Bullock, A. M.	13
Bungalow Finance & Building Co., Ltd.....	24
Burnside Gas Appliance Co.....	82

C

Cammell, Laird & Co., Ltd.....	126
Campbell & Wilkie	68
Canada Foundry Co., The.....	3
Can. & Amer. Contracting & Investment Co., Ltd.....	102
Canadian Builders Supply Co., Ltd.....	8
Canadian Fairbanks-Morse Co.	54
Canadian Pacific Lumber Co., Ltd.....	Inside front cover
Canadian Western Lumber Co., Ltd.....	Insert
Chapman & Walker, Ltd.....	66
City Lumber Co., Ltd.....	56
City Taxi-Cab Co.	74
Continental Daily News, The.....	14
Coughlan, J. & Sons.....	34
Craddock, George & Co., Ltd.....	123
Coutts, A. R. & Co.....	107

D

Dawson & Hawksworth	112
Dominion Construction Supply Co., Ltd.....	58
Dominion Creosoting Co., Ltd.....	94
Dominion Glazed Cement Pipe Co., Ltd.....	Back cover

E

El Oso Paving Co., Ltd.....	70
Electrical Mfg. Co., The.....	42
Elevator Supply & Equipment Co., Ltd.....	Insert
Expert Builders & Financiers, Ltd.....	Insert
Evans, Coleman & Evans, Ltd.....	Insert

F

False Creek Lumber Co., Ltd.....	38
Frantz, J. J., Construction Co.....	15

G

Gurney-Foundry Co., Ltd., The.....	Outside front cover
------------------------------------	---------------------

H

Harris, P. E. & Co., Ltd.....	18
Hartley Iron & Wire Works.....	42
Hazell, Henry C. P.	17
Heaps, E. H. & Co., Ltd.....	Insert
Hodgson Plumbing & Heating Co., Ltd.....	28
Hoffmeister, R.	26
Hopps & Duker Co.....	15
Howard & Perrin	72
Howes-Proctor Co., Ltd.....	112
Hudson Bay Insurance Co.....	Insert
Hudson's Bay Stores	Insert

J

Jackson, Colin F. & Co.....	74
Johnson, C. Gardner & Co.....	Insert
Jones, C. H. & Son.....	14

L

London & Brit. North Amer. Co., Ltd.....	Insert
Lotzkar, S.	82
Lund, S. J.	17

M

McCullough, R. A., Contracting Co., Ltd.....	62
McDonald & Wilson	40
McGregor, D. C. & Co., Ltd.....	82
McLean, R. & Co.....	68
MacKay Bros.	14
Mainland Iron Works	9
Menzies, J. N.	50
Moir, A. & Co.....	20
Moore, Robert M. & Co.....	32
Morgan, Frank	50
Murray Bros.	16
Mussens, Ltd.	52

N

North Van. Coal & Supply Co., Ltd.....	84
--	----

O

O'Dell, Wm.	48
O'Neil, Wm. N. Co., Ltd.....	Insert

P

Pacific Bottling Works, Ltd.....	30
Pilkington Bros., Ltd.	22
Piquet, A.	98
Prior, E. G. & Co., Ltd.....	10
Purdy & Henderson	17

R

Rennie, Wm. Co., Ltd.....	40
Riggs-Higgins Co., Ltd.	52
Robertson-Godson Co., Ltd., The.....	6
Rodway, J.	16
Ross & Howard Iron Works Co., Ltd.....	11
Ryan, E. J.	7

S

Shover & Thomas	12
Smith, J. Fyfe & Co.	28
Snider, George & Brethour.....	15
Spencer, D., Ltd.	46
Standard Glass Co.	42
Stevens, H. L. & Co.	12
Strumbert, Virtue & Co.	70

T

Taylor, J. & J., Ltd.	52
Thomson, W. C. Co., Ltd.	4

V

Vancouver Breweries, Ltd., The.....	5
Vancouver Engineering Works, Ltd.....	7
Vancouver Floor Co.	1
Vancouver Gas Co., Ltd.....	6
Vancouver Granite Co., Ltd.....	56
Vancouver Machinery Depot, Ltd.....	Inside back cover
Vancouver Map & Blue Print Co., Ltd.....	46
Vancouver Sand & Gravel Co., Ltd.....	44
Vancouver Stove Works	42
Vickers, J. H.	12

W

Walker, H. N., Sash & Door Factory.....	94
Watson, Thos. & Co.	1
Webster-Hanna Co., The	17
Western Canada Power Co., Ltd.....	92
Western Plate Glass & Imp. Co., Ltd.....	Insert
Western Steam & Oil Plants Co., Ltd.....	116
Westminster Iron Works	76
Wright, J. P.	84

Y

Yorke & Co.	10
York, Guarantee & Securities Corpn.....	Insert




Memoranda

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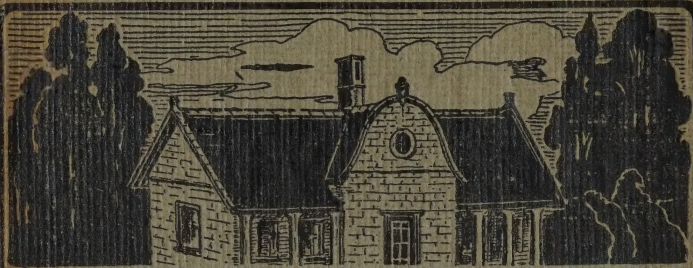
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